

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

4, Copley Way  
Tadworth  
KT20 5QS

This 5 bedroom 1930's Costain semi detached home offers space, location and potential all in one; this is one that should not to be missed.

Offers in Excess  
of £895,000



- Spacious family home in popular Tadworth location
- Close to local amenities and transport links
- Integral Garage
- 5 bedrooms with two ensuite
- Large mature garden
- No Onward Chain







# PROPERTY DESCRIPTION

Of all the varying types of homes available in this area, there are few that are more sought after than the ever popular 1930's Costain built semi-detached properties; and for good reason. Their size and look is that of a larger, detached family home, with their signature large hallways and staircases being the first of many features, and they are certainly extremely conducive to extending, both out and up, thus providing opportunities to not only increase the footprint but create exceptional modern homes. We are therefore delighted to offer this excellent example of one such Costain semi, which has been the subject of the aforementioned extensions, with a large conservatory added to the rear and a conversion of the loft, but equally provides the next owners with ample scope to further extend and improve, should they so wish.

The enclosed porch provides ample storage solutions for coats and shoes. The original front door opens into a welcoming reception hallway with feature staircase, leading to a generous lounge with large bay window, enjoying a gas fireplace with wooden surround. Double doors open to the dining room, again with feature open fireplace, and patio doors leading into the tiled conservatory stretching across the rear of the house.

The shaker style kitchen/breakfast room offers a wide, open plan area, and there is also a downstairs cloakroom. It is worth mentioning that the original garage remains, but can be, and often is, converted into a further reception room, expanding the ground floor useable space even further.

On the first floor, there are three double bedrooms, with the primary bedroom benefitting from en-suite shower room, and one single bedroom. A modern, bathroom with panel enclosed bath and shower perfectly accommodates family living. On the second floor, there is a large loft bedroom with en-suite shower room.

The house retains much of its original features such as picture rails and solid oak doors, whilst enjoying the modern benefits of UPVC double glazing and gas central heating.















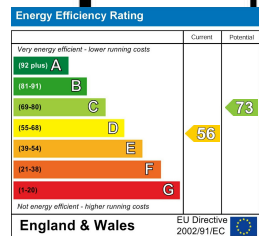
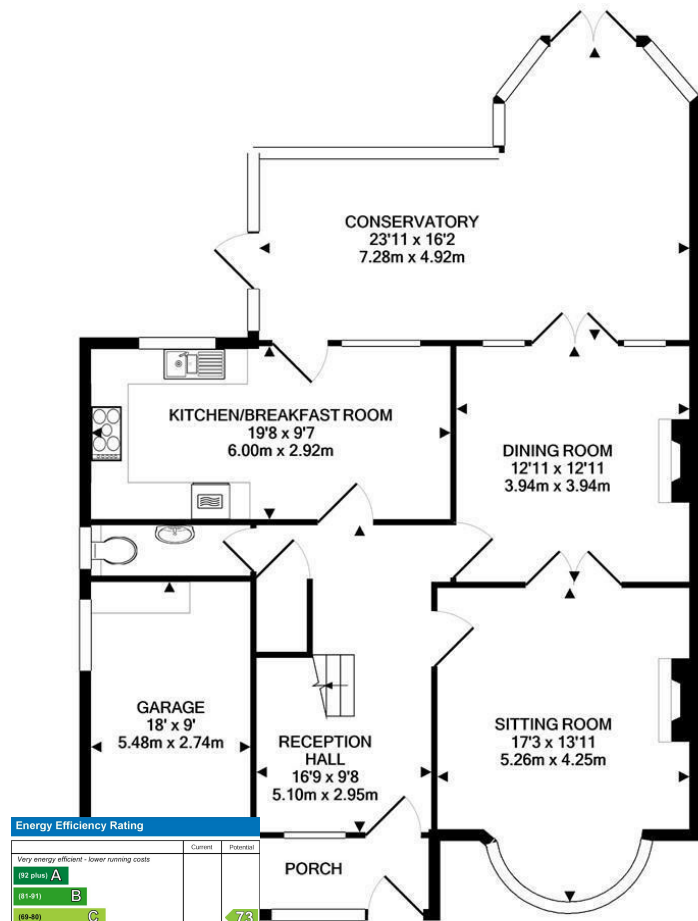
# PROPERTY DESCRIPTION

To the front of the house the block paved drive provides parking for up to four cars and a garage. The private rear garden benefits from well stocked flower beds, with mature trees and shrubs. Garden storage is plentiful with two garden shed's and a children's playhouse.

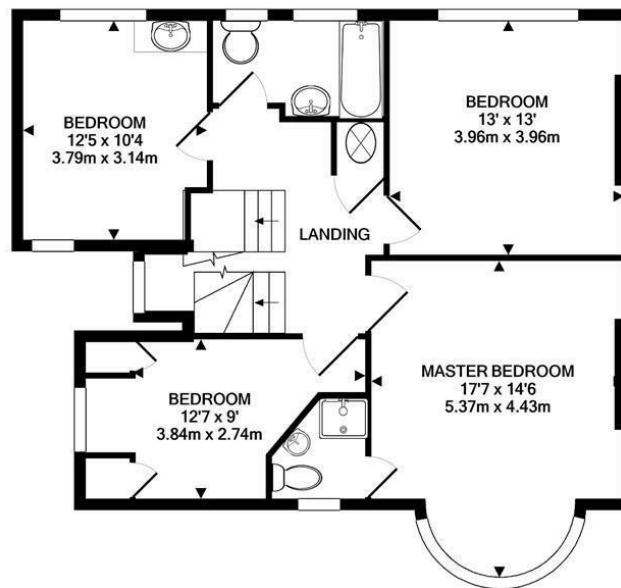
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, hairdressers, vets, coffee shop, Tesco local store, opticians, fish and chip shop, and mainline train station to London. There are a variety of schools within the area including Tadworth and Walton on the Hill Primary Schools, Chinthurst Prep School, as well as the renowned City of London Freeman's School, Reigate Grammar and Epsom College. The famous Epsom Downs and racecourse is a short walk away as well as a large choice of country pubs. Local recreational facilities are located at venues such as the popular Tadworth Sports Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides. The M25 is accessed from either junction 8 or 9, providing good routes to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing please contact a member of our Sales team on 01737 817718.

A large white stylized signature or logo, possibly representing the initials 'CZ' or a similar monogram, set against a dark background.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1258 SQ.FT.  
(116.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2356 SQ.FT. (218.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019

# 4, Copley Way

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT