

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

3A High Street
Tadworth
KT20 5SD

Located in central Tadworth
village and just a short walk to
Tadworth train station is this
one bedroom maisonette.
Available from 28th August
on an unfurnished basis

£1,400 Per
Month



- First Floor Maisonette
- Modern Bathroom Suite
- Open Plan Living Space
- Popular Location
- EPC Rating: D

- One Double Bedroom
- Fitted Kitchen with Appliances
- Gas Central Heating
- Available: 19th December
- Council Tax Band: C

EPC: D



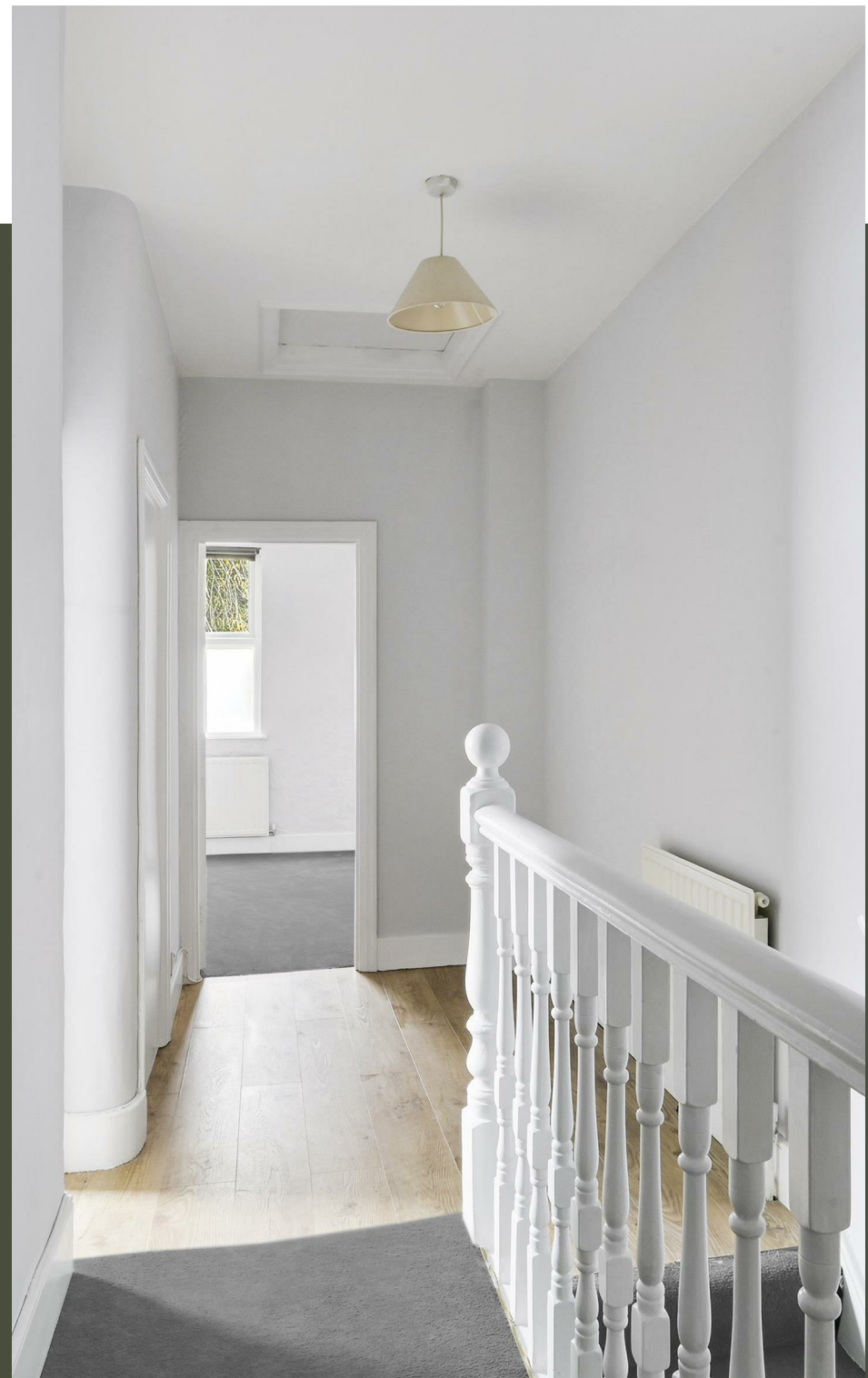
PROPERTY DESCRIPTION

The well-presented, first floor marionette comprises; double bedroom with feature fireplace (not working), fully tiled modern shower room with walk in waterfall shower, vanity sink, stainless towel rail and WC, spacious sitting/dining room with feature bay window, kitchen with wall and base units, laminate work tops and splash backs, stainless gas hob, stainless hood, new stainless oven, Bosch washing machine, space for fridge/freezer and stainless sink.

The property is well presented throughout and includes gas central heating via radiators, UPVC double glazed windows to the rear.

****Please note the photos featured were taken prior to the current tenancy, therefore may not be an accurate representation of the property's current condition****

Available 28th December, Unfurnished
Council Tax Band C, Reigate and Banstead



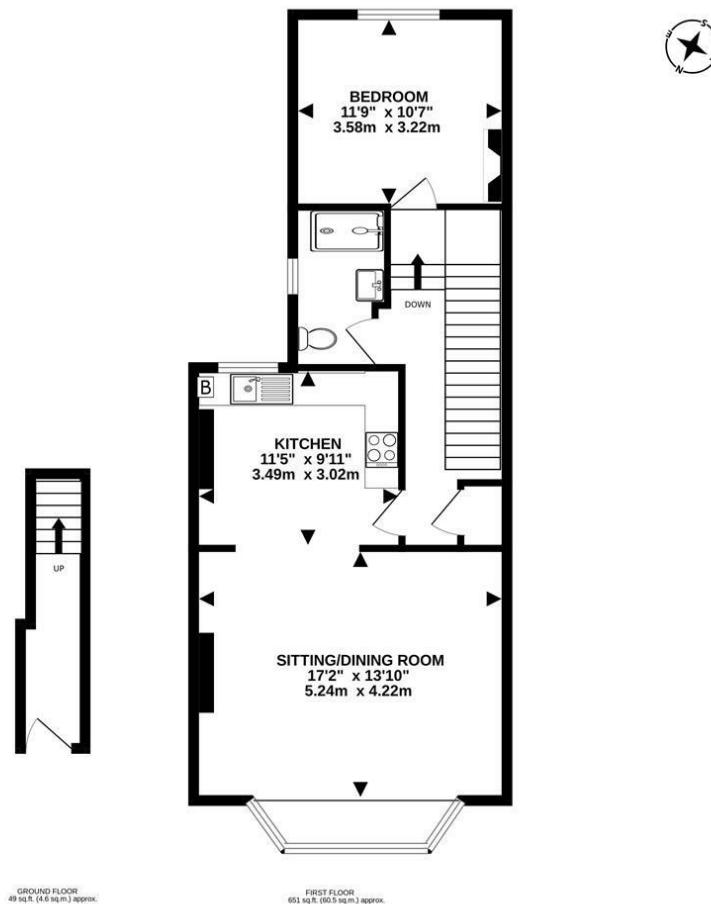






PROPERTY DESCRIPTION

The village of Tadworth is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakery, coffee shop, dry cleaners, vets, village store and award winning gift shop as well as a number of local pubs and restaurants. Recreational facilities are located at venues such as Walton Heath, Kingswood and Surrey Downs Golf Clubs, David Lloyd in Epsom and Cheam and Tadworth Leisure Centre. Tadworth Railway station is a short walk away with regular trains into London Bridge and Victoria.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
49 sq.ft. (4.6 sq.m.) approx.

FIRST FLOOR
65.3 sq.ft. (6.3 sq.m.) approx.

TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



3A, High Street

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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

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