

Kennedys'

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29, Corner Farm Close
Tadworth
KT20 5SJ

A well-presented two-bedroom, two-bathroom first floor apartment ideally located just 0.1 miles from Tadworth station and moments from the village shops, cafés and amenities. The property offers a bright dual-aspect living space, separate fitted kitchen, two good-sized bedrooms (principal with en-suite), family bathroom, ample storage and an allocated parking space. An excellent opportunity for first-time buyers, commuters or downsizers looking for convenience and great transport links.

£295,000



- Two-bedroom, two-bathroom first floor apartment
- Well-presented kitchen with ample storage
- Allocated parking space
- Moments from the sort after Tadworth village
- Principal bedroom with en-suite
- Bright dual-aspect living space
- Just 0.1 miles from Tadworth station
- *Viewing by appointment only*



PROPERTY DESCRIPTION

Kirsty and Phil were right about one thing, Location is key; and this two bedroom, two bathroom first floor apartment is 0.1 miles from Tadworth station and all the amenities that the village has to offer including post office, shop, coffee shop etc.

Approached via a communal door and staircase, you enter the property into a long central corridor, off which you can access the entire property. Immediately on your right as you come in are two generous storage cupboards, providing practical storage solutions. The main living space is dual aspect, allowing loads of natural light into the room, with double doors leading into the kitchen. The kitchen is well presented, with blue floor and wall units, plenty of counter space, gas hob and electric oven.

The bedrooms are both good sizes, with the larger of the two having built in storage and an ensuite (a rare find at this price point!) The family bathroom is neat and tidy and can be found off the main hallway.

The property benefits from an allocated parking space, another rare and valuable feature offered by this fantastic property.

It strikes us that this property would appeal to such a wide range of individual, first time buyers, investors, commuters, young professionals, down-sizers, the list goes on!







PROPERTY DESCRIPTION



With Tadworth station just 0.1 miles away, along with the shop, coffee shop, pharmacy, barbers, hairdressers and multiple restaurants, you've got all that Tadworth has to offer, right on your doorstep.

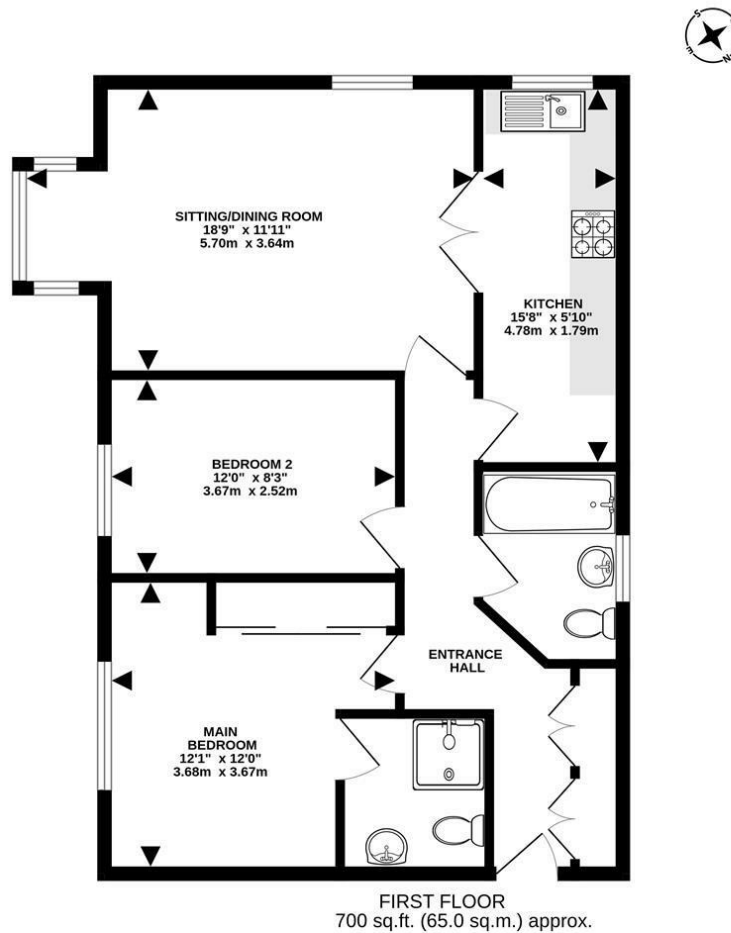


Corner Farm Close is perfectly located for access into Tadworth village, as well as Tadworth Train Station offering regular trains into London. Just a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

If you would like more information or to book in a viewing please give our sales team a call on 01737817718



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| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Mid energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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TENURE: Leasehold - Share of Freehold
EPC RATING: B
COUNCIL: Reigate & Banstead
TAX BAND: D

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