

Kennedys'

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69, Preston Manor Road  
Tadworth  
KT20 5FB

Sometimes home build in the last ten years or so can lack charm and warmth; this one however, is a little different. 4 bedrooms over three floors of brilliantly laid out living space, with a generous garden, off road parking and an impressive garage to the side!

£600,000



- Charming Link semi-detached family home
- Attached garage
- First floor featuring 3 bedrooms & a bathroom
- Fantastic location for schooling & transport links
- Viewings by appointment only
- 4 Bedrooms
- Modern & tastefully finished throughout
- Top floor boasting principle suite with en-suite
- Tadworth Leisure centre only a short walk



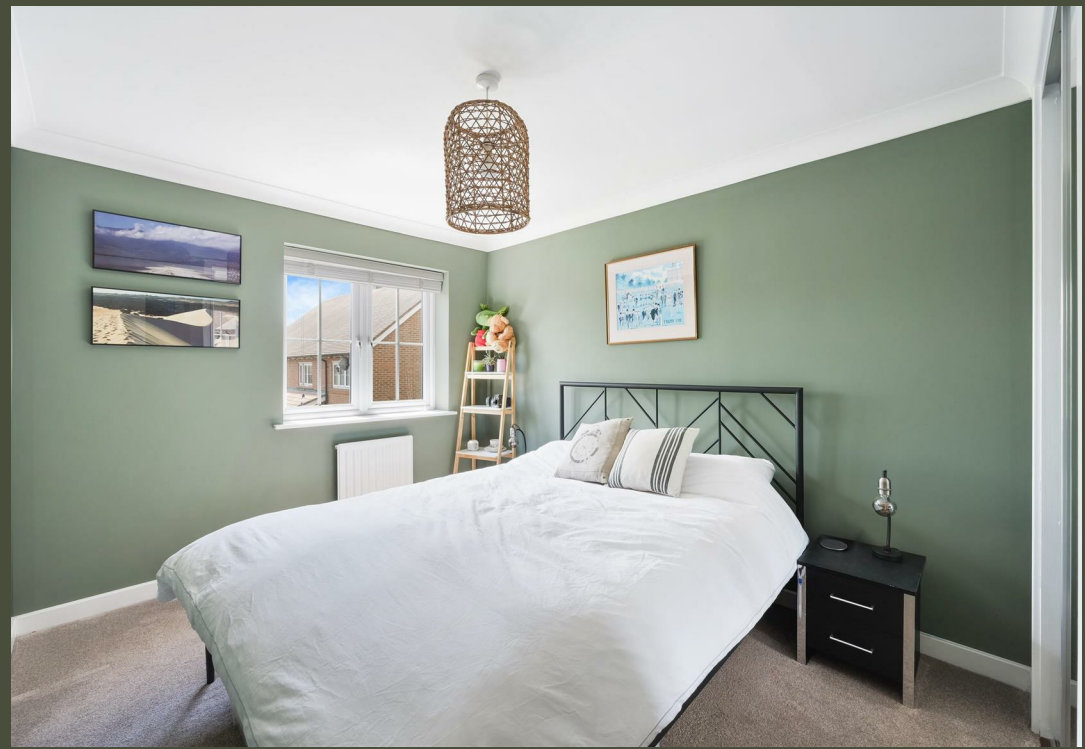
# PROPERTY DESCRIPTION

As you approach the home the traditional storm porch and wisteria instantly set the tone and stepping through the front door you're welcomed into a considered space, well presented and filled with natural light. On the ground floor to the front of the property you'll find the living room, with natural wood flooring, plantation shutters for privacy and plenty of space for entertaining. Stepping through to the kitchen diner to the rear you enter into a modern space with generous proportions and a light and airy feel. French doors out into the garden make the space perfect for hosting all year round. The w/c is also found just off the kitchen.

The first floor boasts three bedrooms, two doubles and a smaller third, all sharing a generous family bathroom. The top floor is home to the principle suite, with a large landing perfect for desk space or dressing table, leading into the main bedroom with en-suite, built in wardrobes, and an additional large store cupboard.

Outside, the rear garden offers a nice balance of lawn, patio and ornamental beds, swell as access to the garage, which is located to the side of the house, and provides fantastic storage and loft space. The front is brick paved and has off road parking for two vehicles.







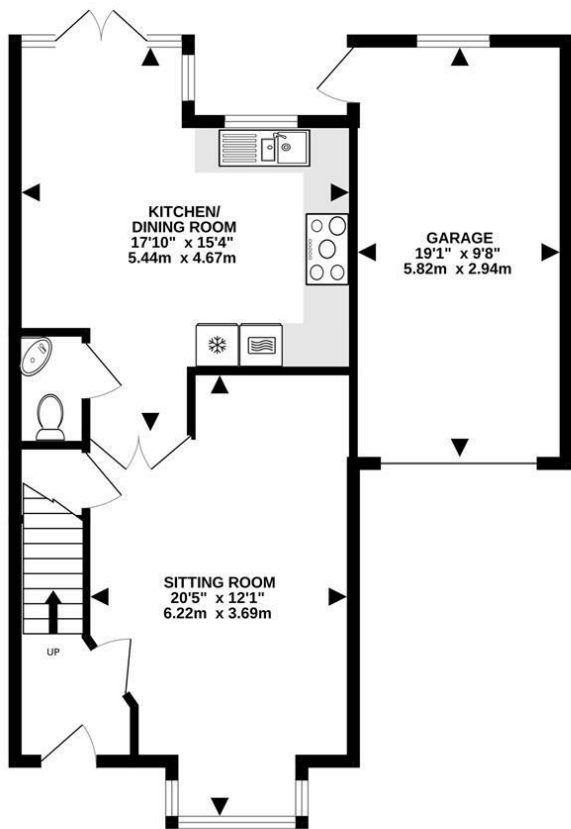


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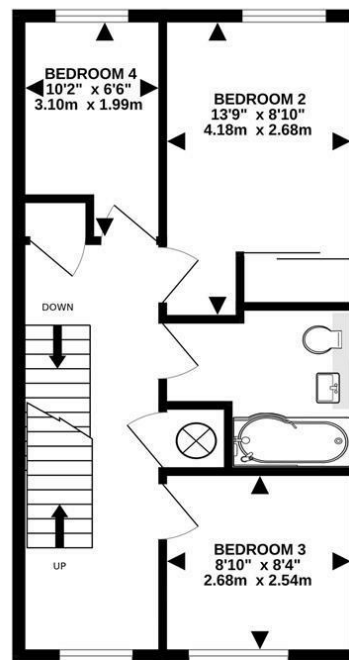
This patch of Tadworth is popular and well-connected, offering an excellent balance of peaceful suburban living and easy access to London. Tattenham Corner station (approximately 1 mile) and Tadworth station (approximately 0.8 miles) both provide regular services into London Bridge and Victoria, with the M25 accessible within around 20 minutes by car. The area is well served for schooling, with Tadworth Primary and Warren Mead Primary locally, The Beacon School and De Burgh School at secondary level, and independent options including Epsom College and Aberdour School nearby. Epsom town centre with its extensive shopping and famous racecourse is within approximately 4 miles, whilst Banstead village offers an excellent range of everyday amenities. For leisure, Epsom Downs and Burgh Heath provide wonderful open countryside nearby, and Tadworth Leisure Centre is almost on your doorstep.

For further information, or to view, please don't hesitate to get in touch.

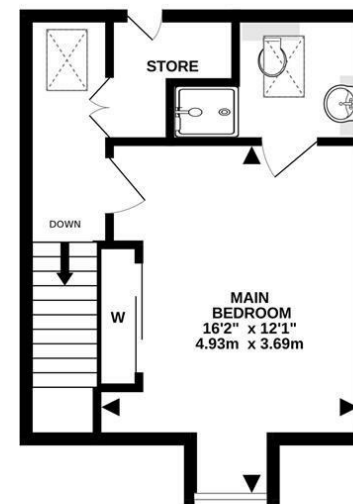
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GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



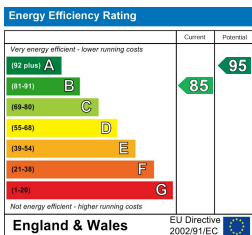
1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.

TOTAL FLOOR AREA : 1418 sq.ft. (131.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:  
EPC RATING: B  
COUNCIL: Reigate and  
Banstead  
TAX BAND: E

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.



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