

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

27, Kingswood Road
Tadworth
KT20 5EE

Kennedys' are delighted to bring this light and bright 4 bedroom home on the ever popular Kingswood Road to the market; this one won't hang about!

£849,950



4



1



2



?

- 4 bedroom family home
- Modern kitchen/diner
- Close to train services
- No onward chain

- Popular location close to village
- Double garage
- Large south facing garden
- Viewing by appointment only





PROPERTY DESCRIPTION

Upon entry the entrance hall opens up to a spacious room. This is a welcoming space, benefiting from side facing wall, ample storage with shelving. This flows seamlessly into the open plan kitchen/dining area, which has been tastefully executed, featuring ceramic tiled flooring, sleek white units alongside black worktops, double butler sink and tiled, with stable door to the side with the added bi-folding doors out to the patio area in the rear garden. The kitchen itself is equipped with everything a home cook could desire, with two integrated ovens, 5 ring gas hob and integrated dishwasher.

Freestanding fridge freezer, washing machine and tumble dryer. The Living room is double aspect with open fire place to the rear of the property with a further set of bio-folding doors, shelving unit and a second ornamental fireplace. There is also a downstairs shower room with shower cubicle and heated towel rail, toilet, sink.

Upstairs you will find three double bedrooms and a fourth good size single to the rear, all carpeted. The family bathroom features a bathtub as well as heated towel rail, toilet, sink and vanity unit.

To the rear of the property the garden has been well maintained by the current owner with mature shrubs. This is a good size with steps leading from the patio areas up to a decked area under a apple tree and lawn area. A summer house sits to the rear of the garden with further garden to the rear of this. The front drive has ample room for 3+ vehicles, as well as further parking down the drive and a detached double length garage with electric.

Kingswood Road is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and 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







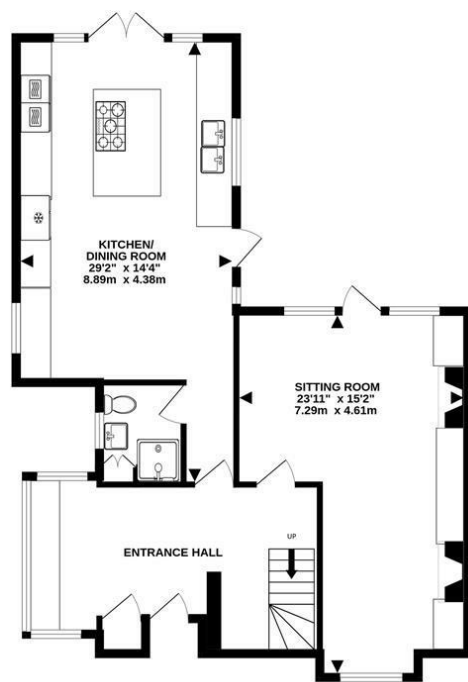


PROPERTY DESCRIPTION

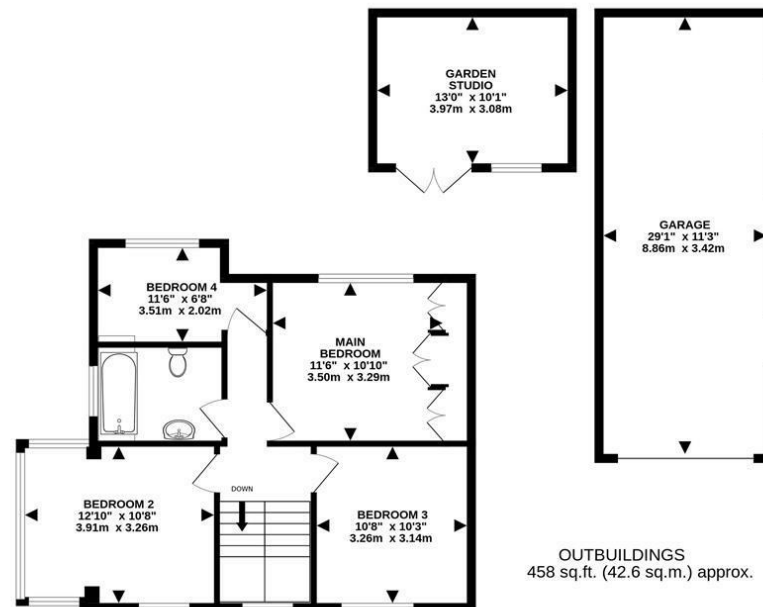
surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Walton on the Hill Primary School, Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

For further information or to arrange a viewing, please contact the Sales team on 01737 817718

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping line.



GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.

OUTBUILDINGS
458 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
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		

78

54

27, Kingswood Road

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

TENURE: Freehold

EPC RATING: E

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

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