



FINE & COUNTRY
Kingswood

2 Harendon
Tadworth Park, Tadworth, Surrey KT20 5TT

Property at a glance

- Refurbished & Remodelled
- Five Bedroom Family Home
- Popular Tadworth Park Location
- Open-Plan Kitchen/Breakfast/Dining Room
- Double Aspect Sitting Room & Study/Playroom
- Utility Room & Cloakroom
- Three Luxury Bath/Shower Rooms
- Dressing Room To Master Bedroom
- South Facing Rear Garden
- Double Garage & Driveway

Setting

This beautiful family home is ideally situated in one of Tadworth's sought-after locations and is conveniently close to the excellent facilities of Tadworth, Walton on the Hill & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south whilst both Gatwick and Heathrow airports are within reach.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, Walton on the Hill Primary and Tadworth Primary.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Tadworth village offers a post office, convenience store, butchers, fishmongers and a range of other shops. Epsom, Walton on the Hill, Kingswood and Banstead offer excellent shopping facilities, restaurants and a healthy selection of pubs and cafes.

£1,250,000 Freehold

2 Harendon

This fabulous five-bedroom family home is located at the Tadworth Village end of this popular development, enjoying a prime position close to local schools, shops and Tadworth railway station. Over the years, the property has undergone extensive renovation and remodelling, creating a modern and spacious family home measuring circa 2400 sq ft (including garage). Entry to the property is via a spacious hallway with Amtico flooring which flows through to a beautifully designed open-plan kitchen diner at the rear. The modern kitchen boasts stunning fitted units with quartz worktops, a large central island with breakfast bar, and a range of integrated appliances and induction hob, while the adjacent dining area offers ample space for family gatherings. The utility room features matching units and door into the double garage. The large front to back living room also includes a feature fireplace and Bi-folding doors which provide a seamless connection to the rear garden. The ground floor also includes a study/playroom and a modern cloakroom.

Upstairs, a spacious landing leads to five bedrooms. The principal bedroom boasts a dressing room with fitted wardrobes, offering ample storage space. It also benefits from a large and luxurious en-suite bath/shower room with underfloor heating. Bedroom two features a modern en-suite shower room, while the two additional double bedrooms, along with a single bedroom currently used as an office, share a modern family bath/shower room.

The rear secluded south-facing garden is a fabulous space, perfect for outdoor relaxation and entertaining. Wider than the average garden on the development, it features a large sunken sun terrace and a level lawn. At the front, you'll find a spacious driveway, providing ample parking space, along with access to the double garage. The property has recently had double-glazed windows updated throughout, and the exterior has been freshly repainted, enhancing its overall appeal.



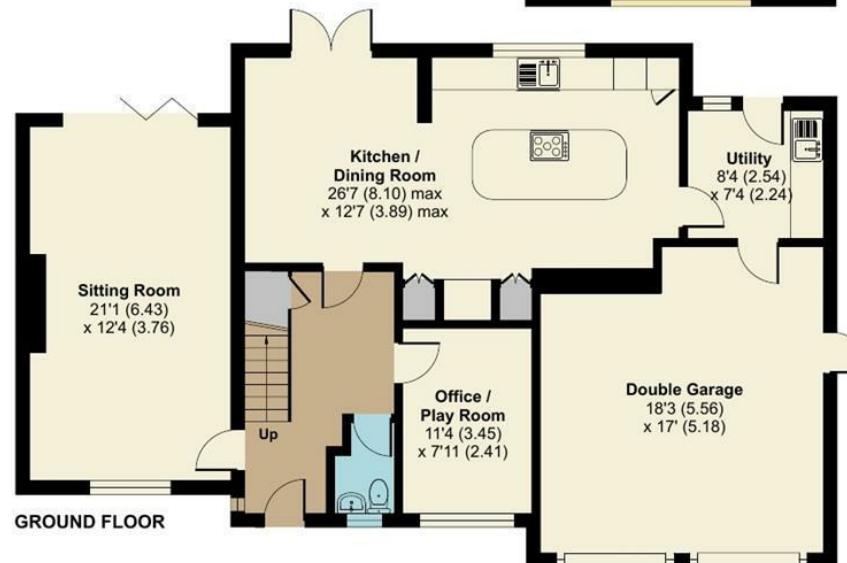
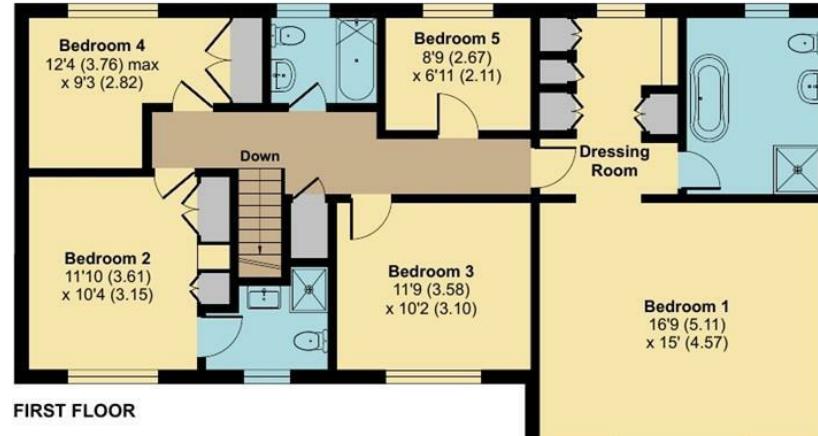
Harendon, Tadworth, KT20

Approximate Area = 2086 sq ft / 193.7 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 2390 sq ft / 221.9 sq m

For identification only - Not to scale



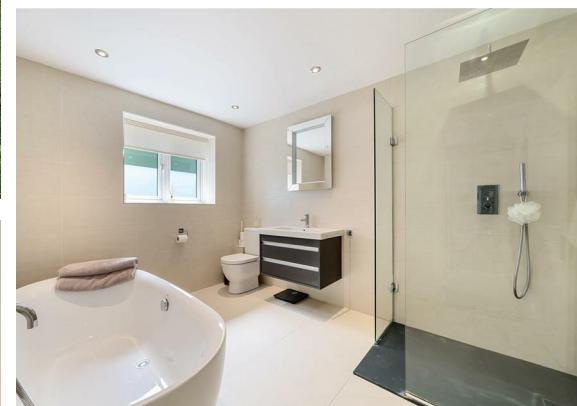
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
12 (plus) A			
(11.91) B			
(10.80) C			
(9.68) D			
(8.56) E			
(7.44) F			
(6.32) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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