

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

50, Tadore Road
Tadworth
KT20 5TF

Set on one of Tadworth's most desirable roads, this detached family home offers ample opportunity to create and extend a property to your own specification (STPP). Ideally located within walking distance of Tadworth village, station and Tadworth Primary School, this home provides over 2,000 sq ft of flexible accommodation, including multiple reception areas and three/four bedrooms.

£1,000,000 OIEO



3



6



2



3+



- Highly sought-after location on one of Tadworth's most desirable roads
- Three bedrooms and family bathroom to the first floor
- Generous plot with wide and deep gardens
- Detached home with potential to extend and improve (STPP)
- Approx. 2,000 sq ft of accommodation
- Viewing by appointment only



PROPERTY DESCRIPTION

Ask anyone in the area what their top 5 roads in Tadworth are, and there is a strong chance that Tadorne Road will be a very regular contender, and frankly, for very good reason. Located close to the heart of the village and everything it has to offer, from Tadworth Primary school (with a path that leads to the school directly from the road) to the station, local shops, KT20 Bakehouse bakery and coffee shop, Heathcote medical centre and more besides, the road is highly sought after, and provides the opportunity to live in highly desirable detached family homes.

Over the years, many of these homes have been extensively improved and enlarged on their large plots, but there are ever decreasing opportunities to do so, however we are delighted to offer to the market a rare chance to purchase a detached home that provides real scope for a future owner to both enlarge and improve (subject to local authority planning) as they wish.

Currently we have just over 2000 sq ft of footprint, consisting mainly of living accommodation that includes dining hall, sitting room, family room/bedroom 4, kitchen, breakfast room, shower room to ground floor, conservatory and garden room, whilst to the first floor are three further bedrooms and family bathroom.

The size and shape of the gardens are one of the strongest selling points of this home, providing width and depth, not to mention woodland to the rear, all of which makes this a perfect plot to enhance the house itself.





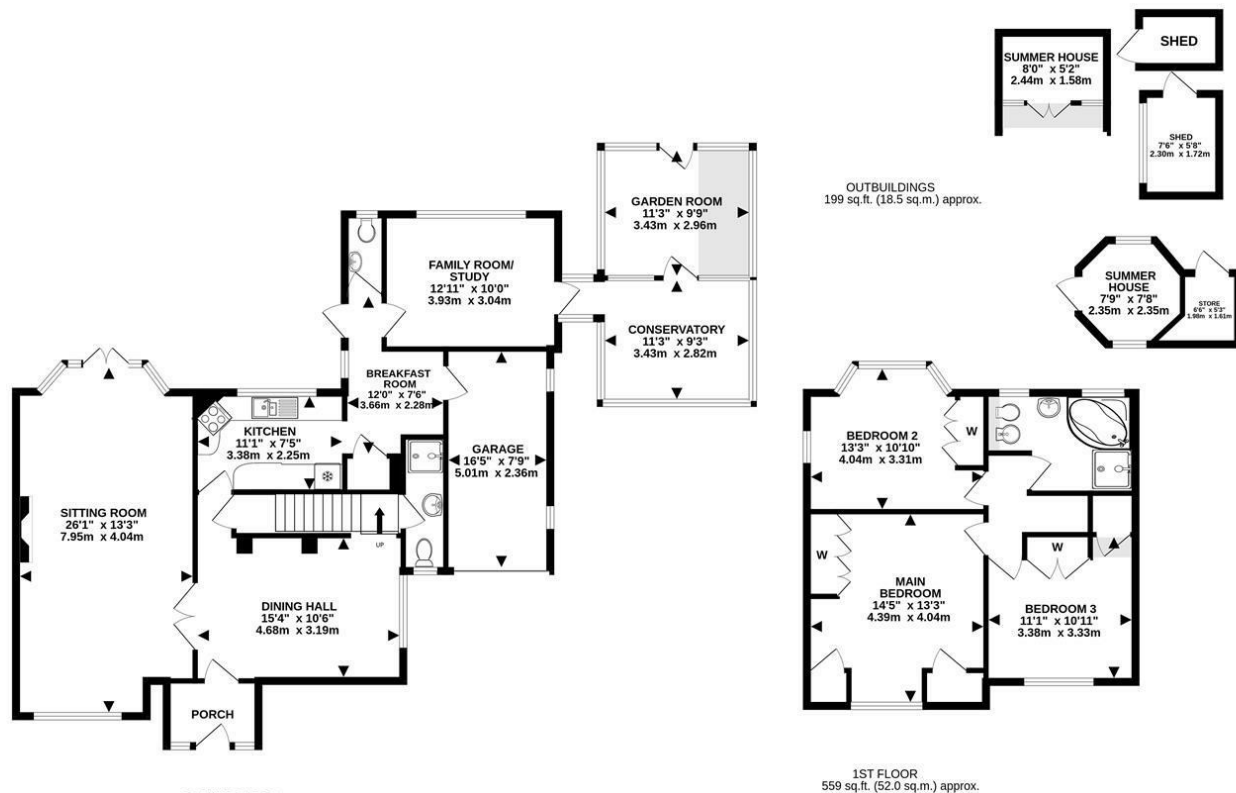


PROPERTY DESCRIPTION



Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, and hairdressers as well as bank, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, Tadworth Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides, whilst the M25 is easily accessed via either junction 8 or 9.

For further information please contact our sales team on 01737 817718.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(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	

50, Tadorne 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:
COUNCIL: Reigate and
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 info@kennedys-ipa.co.uk

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