

Kennedys'

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10, Meare Close
Tadworth
KT20 5RZ

If you have been looking for an opportunity to take a detached house, maybe built in the 80s/90s, and re-invent it, taking it firmly in to the modern era and creating a home that reflects how we live today, then may we suggest that you read on.

£700,000



- 4 bedroom detached house
- Large sitting room and separate dining room
- En-suite shower room to master bedroom
- Adjoining double garage and off road parking
- Well established secluded rear garden
- Quiet cul de sac location
- Kitchen and separate utility room
- 3 further bedrooms and family bathroom
- Double glazing throughout and gas fired heating by radiators
- Plenty of scope to modernise and improve



PROPERTY DESCRIPTION

We have taken to the market, this attractive 4 bedroom detached house with adjoining double garage, measuring over 1500 sq ft in total, tucked in a secluded corner of this quiet cul de sac on the edge of Tadworth village. The house is available with no onward chain and offers ample opportunity to improve and update throughout. The accommodation includes 1 porch, large entrance hall, cloakroom, 20'2 long double ended sitting room, separate dining room, kitchen and utility room, whilst to the first floor are 4 bedrooms, en-suite shower room to main bedroom and family bathroom. The property currently benefits from double glazing throughout and gas fired heating by radiators.

To the outside, the property is approached by a brick paved open driveway giving access to the double garage and offers parking for private and visitors use. To the rear is a paved terrace area and the majority of the garden is laid to turf with well established borders and provides a secluded aspect.







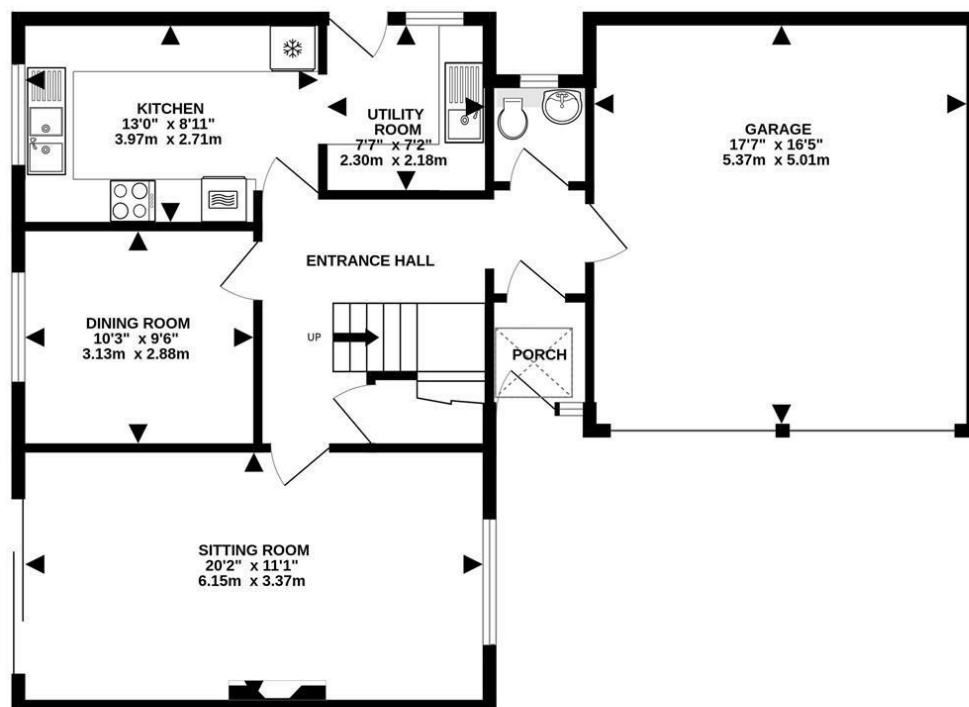


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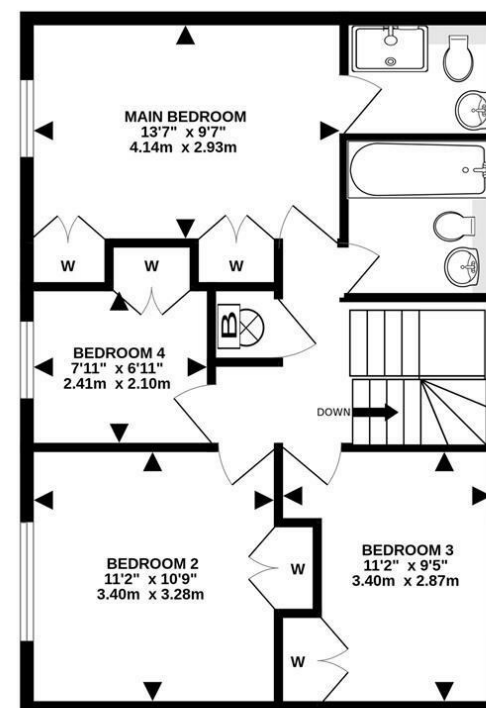
The property is perfectly located for access to Tadworth Train Station offering regular trains into London, and local shops and facilities including independent traders such as butcher, fishmonger, artisan bakery, hairdresser, coffee shop, dry cleaner, vet, a number of restaurants, village supermarket 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 and 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 private viewing, please contact a member of our sales team.

Council Tax Band G



GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	

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TENURE: Freehold

EPC RATING: D

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.



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