

Kennedys'

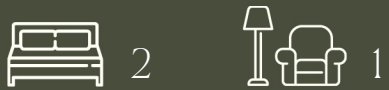
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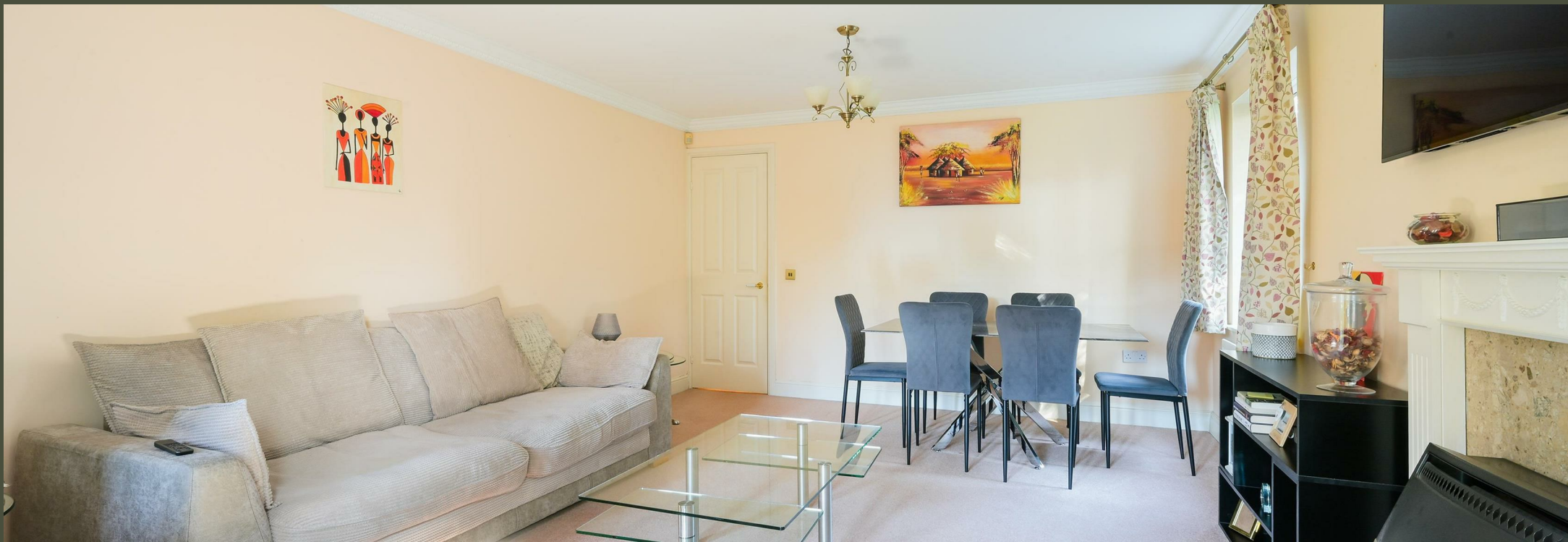
11 Kempton House,
Petersmead Close
Tadworth
KT20 5AR

An exceptionally spacious ground floor apartment forming part of an attractive residential development on The Avenue, one of Tadworth's most prestigious addresses. The property offers generous and well-proportioned accommodation throughout, complemented by a private patio, access to beautifully maintained communal grounds, a private garage and an allocated parking space.

£440,000



- Spacious two bedroom apartment
- Second bedroom with fitted wardrobes
- Private patio overlooking communal grounds
- Sought-after location on The Avenue
- Main bedroom with fitted wardrobes & en-suite
- Separate shower room and WC
- Garage and allocated parking
- Walking distance to Tadworth village & station



PROPERTY DESCRIPTION

The accommodation is entered via an entrance hall, which sets the tone for the apartment's generous proportions and provides access to all principal rooms. The sitting/ dining room is a particularly impressive space measuring over 20 feet in length, offering ample room for both relaxed living and formal dining. An adjoining kitchen and breakfast room is well-appointed and practical, with space for everyday dining, ideal for morning use or informal meals.

The apartment provides two double bedrooms, both of notable size. The main bedroom extends to over 15 feet in length and benefits from fitted wardrobes & en-suite, whilst the second bedroom is equally well-proportioned and benefits from built in storage. A separate bathroom and WC provide further convenience for guests and residents alike.

Externally, the property enjoys a private patio looking out over wider communal grounds offering a pleasant outlook and additional amenity space. The garage and allocated parking space complete the offering.

Situated on The Avenue, the apartment is within comfortable walking distance of Tadworth's village amenities, making it ideal for downsizes and professionals alike.







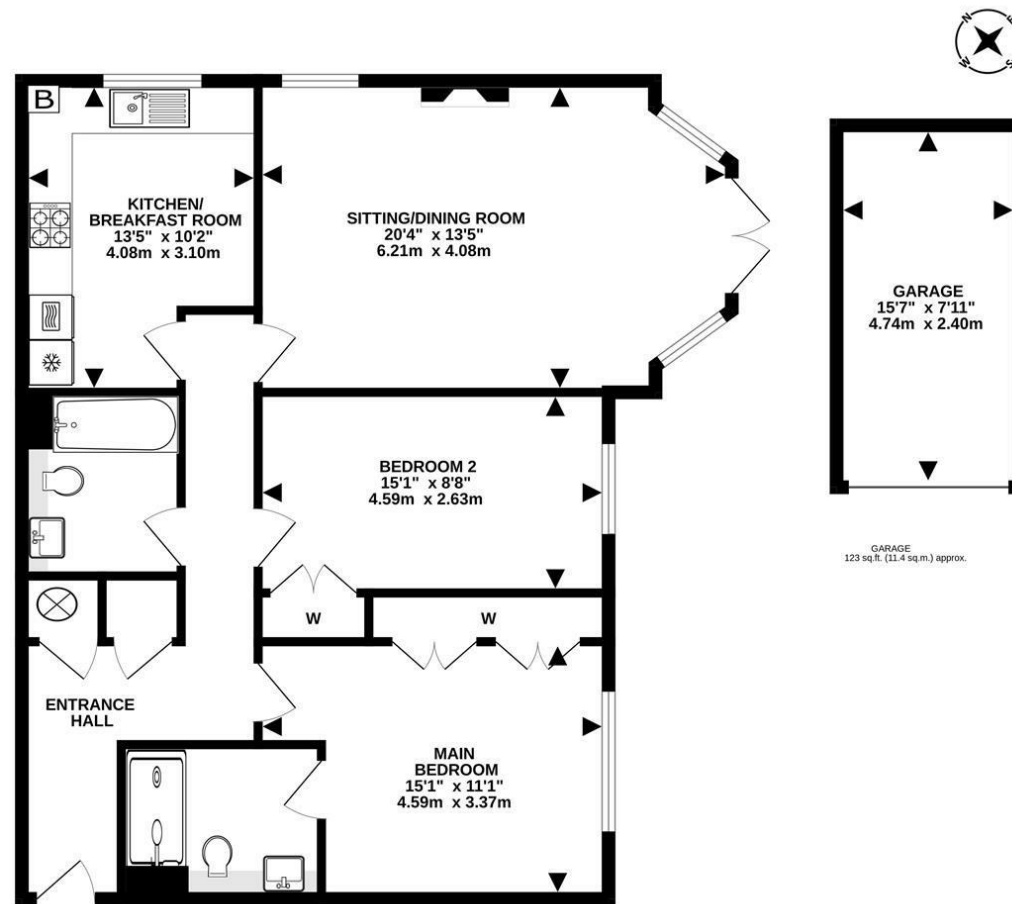
LOCATION



Tadworth is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of 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, and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

If you would like more information or to arrange a viewing please contact one of our sales team on 01737817718 (option 1 for sales)

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	79
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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: Freehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: F

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