

# Kennedys'

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16, Petersmead Close  
Tadworth  
KT20 5AR

When it comes to downsizing, Kirsty and Phil have a point; Location really is everything. This generously proportioned 2 bedroom apartment sits on the highly sought after Petermead Close, just off the Avenue in Tadworth, providing a central village location whilst being peaceful and quiet.

£399,500



2



1



2



2

- Charming first floor apartment
- Two bathrooms
- Situated off one of Tadworth's most sought after roads
- South facing orientation
- No onward chain

- Two bedrooms
- Garage
- Allocated parking space
- Central village location









# PROPERTY DESCRIPTION

Set within the desirable Petersmead Close, just off The Avenue—one of Tadworth's most prestigious roads—this spacious first floor apartment offers a rare opportunity to acquire a beautifully proportioned two-bedroom home in a sought-after location.

Apartments in Petersmead are well-known for their generous room sizes and impressive ceiling heights, and this property is no exception. With a total floor area of approximately 1,072 sq.ft., the layout is both functional and elegant, and the south-facing orientation ensures the rooms are filled with natural light throughout the day.

From the communal entrance, the apartment opens into a wide entrance hall with storage, leading directly into the heart of the home. The sitting room is particularly striking, with a large bay window and ample space for both living and dining areas, making it ideal for entertaining or relaxing.

The kitchen/breakfast room is well laid out and offers plenty of worktop and storage space, along with room for casual dining.

The main bedroom is a substantial double, complete with a wall of built-in wardrobes and an en-suite, while the second bedroom—also a double—is ideal as a guest room, home office, or additional family space. Both bedrooms are served by a family bathroom, and there is a separate WC accessed from the hall.















# PROPERTY DESCRIPTION

Externally, the property benefits from a private garage, ideal for parking or additional storage.

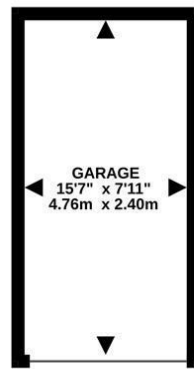
Petersmead Close offers a peaceful residential setting within easy reach of Tadworth village, with its range of local shops, restaurants and the mainline station offering services to London Bridge and Victoria.

This is a rare opportunity to secure a well-proportioned, light-filled apartment in a truly prime Tadworth location.

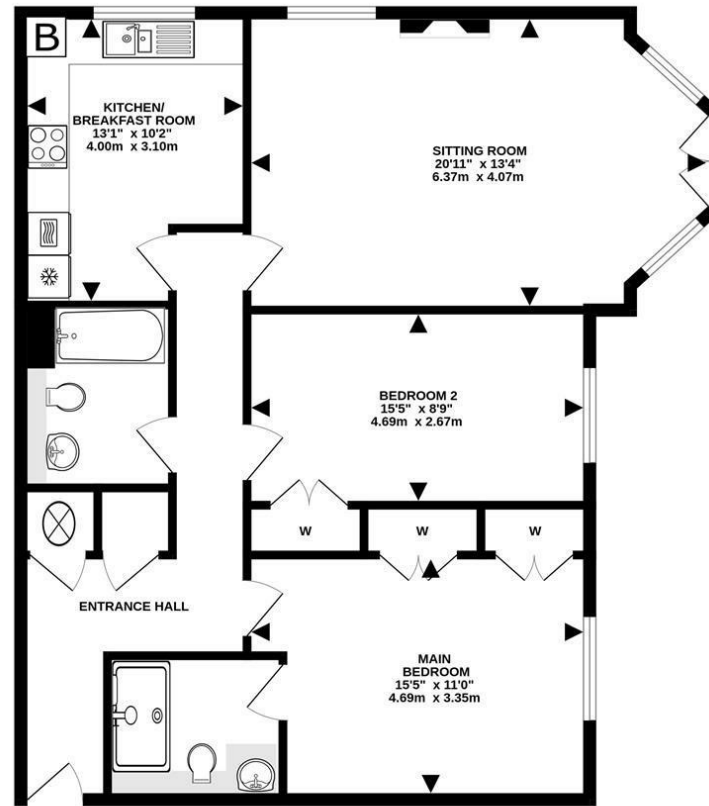
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, hairdressers, Fish & Chip shop and a number of restaurants, village supermarket and mainline train station to London. There are 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.

Should you have any questions about the property, or wish to arrange a viewing, please don't hesitate to contact us.





GARAGE  
123 sq.ft. (11.4 sq.m.) approx.



FIRST FLOOR  
950 sq.ft. (88.2 sq.m.) approx.

TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Mild energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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: Leasehold - Share of Freehold  
EPC RATING: C  
COUNCIL: Reigate & Banstead  
TAX BAND: F

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