

Kennedys'

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3 Downs Way Close
Tadworth
KT20 5DR

Situated close to the heart of Tadworth village yet on the edge of Epsom Downs, in a quiet cul de sac is this beautifully presented three bedroom detached 1950's property, extended and refurbished with an attractive 300ft rear garden with studio/home office and off street parking and garage to the front.

£925,000



- Three bedroom detached 1950's house in quiet no through road
- Light and airy dining/family room
- Utility room with rear garden access
- Stylish family bathroom
- Beautiful 300 ft landscaped garden

- Spacious sitting room with wood burning stove
- Fully fitted kitchen
- Dual aspect primary bedroom
- Garden studio/home office
- OSP for several cars and garage

EPC: D



PROPERTY DESCRIPTION

The property is approached via a private paved driveway with parking for several cars, and garage, with a step rising to the covered storm porch. Once inside, the reception hall with a wealth of bespoke storage, downstairs cloakroom, sitting room overlooking the front garden with beautifully designed storage and feature wood burning stove. Double doors open to a spacious kitchen/dining family room which overlooks the rear garden with access to the study.

The fully fitted high gloss kitchen with granite work tops opens to a spacious utility room with additional storage and access to the rear garden. The kitchen includes AEG stainless oven, AEG combi oven/microwave, AEG stainless 5 ring gas hob, dishwasher, Rangemaster under counter sink and integrated fridge/freezer.

To the first floor are three double bedrooms all supported by the stylish, family bathroom with panel enclosed bath and separate shower.

The property has much to offer in terms of location and includes gas central heating via radiators, UPVC double glazing, engineered wooden flooring to the ground floor, and has been fully refurbished by the current owners.

To the rear is a well-established garden of some 300 ft and has been stylishly landscaped with a full width paved patio leading to the main lawn, with a wealth of mature trees and shrubs includes a garden shed, and fully insulated garden studio, ideal for working from home or an additional family room. The front garden is accessed via a wooden side gate.





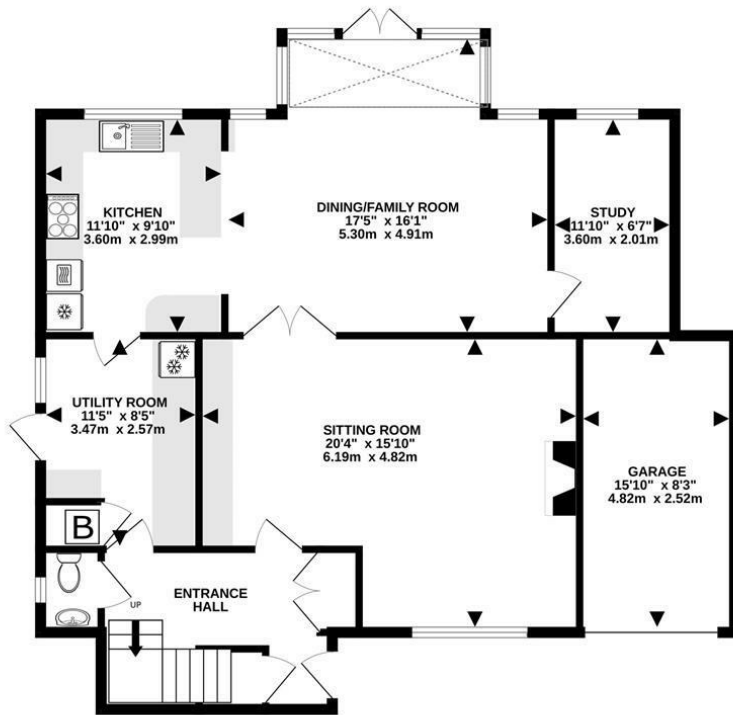


PROPERTY DESCRIPTION

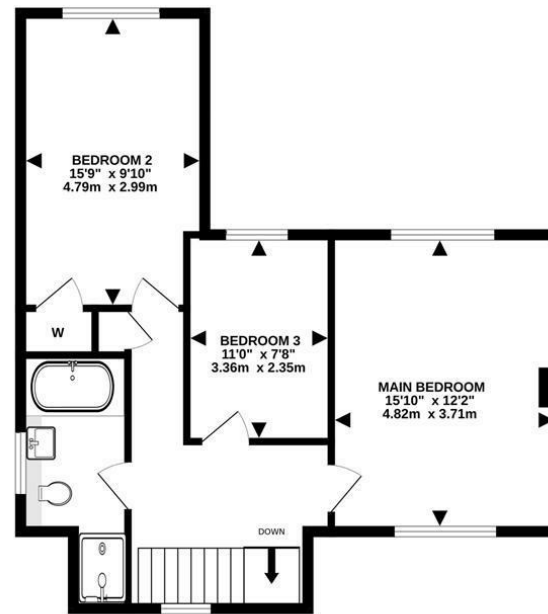
Downs Way Close is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, 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 & Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

Council Tax Band: F

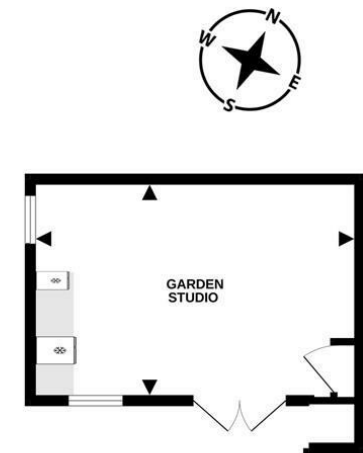




GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



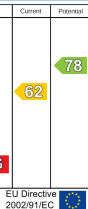
1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



GARDEN STUDIO
214 sq.ft. (19.9 sq.m.) approx.



Energy Efficiency Rating	
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



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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3, Downs Way Close

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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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