

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

6, Avenue Close
Tadworth
KT20 5DF

Located minutes from the heart of
Tadworth village, its mainline train
station and all its amenities, lies this 3
bedroom home offering lots of
potential

£599,950



3



1



1



2



- South facing garden
- 3 bedrooms
- Potential to modernise

- Village location
- Attached Garage
- Viewings by appointment only



PROPERTY DESCRIPTION

Nestled in a quiet cul de sac on the edge of Tadworth village, is this rare and sought after three bedroom semi detached home, that offers ample opportunities to both improve and extend (subject to local planning consent) as any future owner may wish. The accommodation is on two floors, with a good size hall, large L shaped sitting/dining room with fireplace, doors to the garden and internal door to kitchen. There is also an integral garage which could be converted (subject to planning) and integrated in to the ground floor living space. To the first floor are three good size bedrooms and a family bathroom. The property benefits from double glazing and gas fired heating by radiators. To the outside, the property is approached by a private drive that provides ample parking and access to the integrated garage, whilst to the rear is an attractive well established garden, with terrace and mainly laid to lawn, mature beds and herbaceous borders, all providing a sunny and secluded aspect, with a sun awning to the rear wall.

The Avenue is a highly popular and sought after location , on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, several restaurants, village supermarket and much more besides.





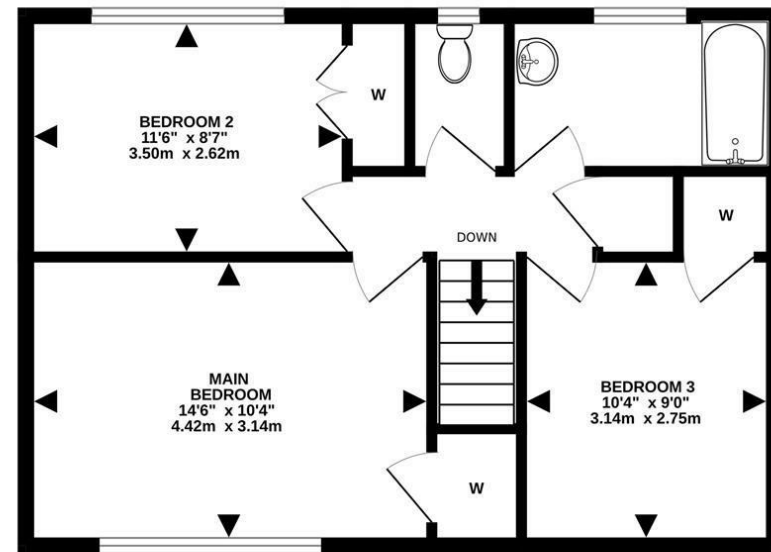
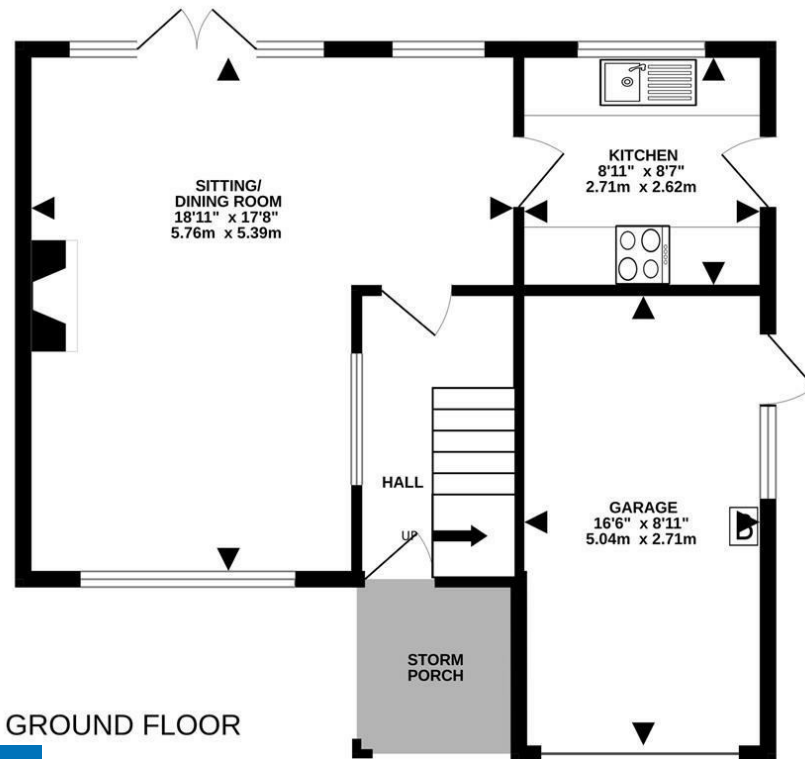




PROPERTY DESCRIPTION

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, The Beacon 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-40 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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: D

COUNCIL:

TAX BAND: E

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