

Kennedys'

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40, Tadworth Street
Tadworth
KT20 5RF

Every now and again, and sometimes when least expected, we are fortunate enough to be invited to something that is just that bit different, that breaks the mould and provides opportunities that are rare to find, let alone secure. And so we are delighted to offer this attractive, double fronted 1930's detached home, situated on a large flat plot on the edge of Tadworth village.

£1,100,000



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- Detached family home
- Extensive scope to extend/modernise (STPP)
- Substantial plot of land
- 3 bedrooms
- Double length garage
- Viewing by appointment only





PROPERTY DESCRIPTION

This property currently offers close to 2000 sq ft of footprint, with accommodation that includes a good size hallway, sitting room, dining room, family room, kitchen, boot room, boiler room and access to a 30'6 long garage, whilst to the top floor there are currently three good size bedrooms and family bathroom. The current owners have plans to substantially enlarge the property, with options to extend on ground, first and possibly second floor levels, which, together with a refurbishment programme would produce a substantial and beautiful family home, on a large and established plot, all within easy access to the village and it`s many amenities.

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.



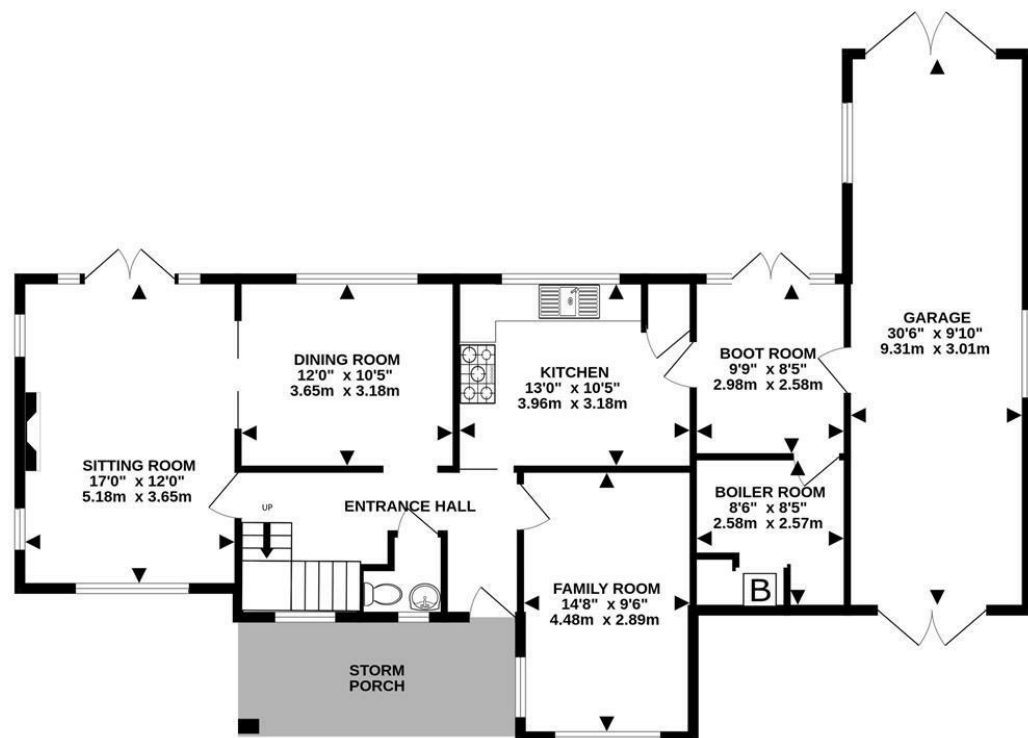




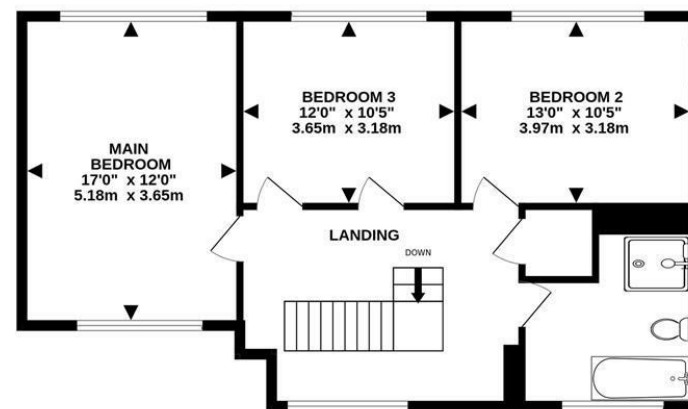
For further information, to discuss anything further or of course to arrange a private viewing, please contact Peter Kennedy or a member of the sales team.



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GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.

TOTAL FLOOR AREA : 1907 sq.ft. (177.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(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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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: 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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