

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

30, Whitegate Way
Tadworth
KT20 5NS

A rarely available detached three-bedroom home in a quiet residential setting, offering well-proportioned living space, a conservatory extension and scope to extend further (STPP). With off-road parking and a garden, the property is well placed for local shops at Tattenham Corner, nearby schools and transport links via Tadworth.

£475,000



- Detached 3 bedroom property
- Landscaped garden with rased patio
- Potential to extend (stpp)
- Off street parking for multiple cars

- Modern fitted kitchen
- Cul-de-sac location
- No chain
- Modern family bathroom and downstairs cloakroom



PROPERTY DESCRIPTION

Kennedys are excited to share a sneak peak into this well-proportioned and rarely available detached family home, offering flexible accommodation and potential to extend to the side of the kitchen to create an open plan kitchen diner and into the loft (subject to the usual planning permissions).

The property is entered via an enclosed porch into a hallway with a useful ground floor cloakroom. The sitting/ dining room is a generous space for everyday living, with room for both seating and a dining table. To the rear, the brick-based conservatory adds an extra room that works well as a family room, home office or playroom, with views over the garden.

The kitchen is sensibly laid out with good storage and worktop space, fitted appliances and room for larger freestanding items.

Upstairs, there are three bedrooms along with a fully tiled family bathroom. The boarded loft with lighting provides practical storage.

Outside, the rear garden offers a mix of patio and lawn, giving space to sit out or for children to play. There is side access to the front of the property, off-road parking and a front lawn. A garden shed provides additional storage.

Location:

The property is well placed for the local shops and everyday amenities at Tattenham Corner, including a convenience store, chemist and numerous cafes and pubs. There are several well-regarded schools nearby, along with green spaces and leisure facilities such as Epsom Downs, Banstead Leisure Centre and David Lloyd. Tadworth village is also within easy reach, offering a



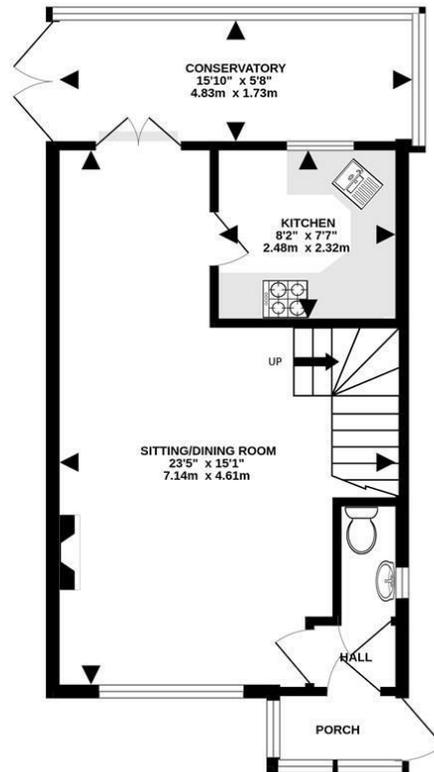


PROPERTY DESCRIPTION

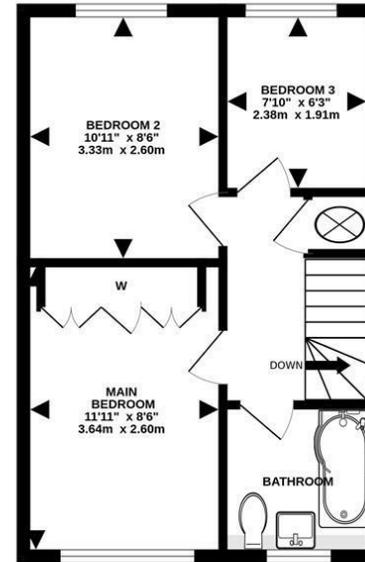
wider range of shops and a mainline station with services into London.

More information coming soon...





GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 6/2026



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

67

30, Whitegate Way

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: D

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.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

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