

Kennedys'

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4, Milstead Close
Tadworth
KT20 5AX

A beautifully maintained Georgian-style four-bedroom detached home, offering over 2,200 sqft of spacious living in a sought-after Tadworth location. Features include three reception rooms, a kitchen/breakfast room, double garage, and a stunning mature garden. Scope to extend (STPP).

£995,000



4



3



2



4+



- Elegant Georgian-style detached home
- Offering over 2,200 sqft
- Scope to Extend (SSTP)
- 4 Bedrooms, with ensuite to the main bedroom
- Private drive with Double Garage
- *No Onward Chain*



PROPERTY DESCRIPTION

Of all the architectural era's in modern housing history, the Georgian style is one of the most popular, so much so, that it created an era of Neo-Geo designs which are still being built to this day. Offering stylish elevations, and with the trade mark features that are instantly recognisable, is this classic 4 bedroom detached home, offering some 2240 sq ft of living accommodation over two floors, including large entrance hall, cloakroom, study, large front to back sitting room, dining room, kitchen/breakfast room, and utility, whilst to the first floor are 4 bedrooms, en-suite shower room to the main bedroom, and family bathroom.

The property has only had one previous owner, and during that time it has been lovingly maintained, however we believe that there is ample opportunity to further improve and possibly even extend (subject to local authority planning), if the new owners so choose.

The property benefits from double glazing throughout and gas fired heating by radiators. To the outside, it is approached by way of a private drive that provides ample parking and access to the attached double garage. Another feature of the property is also the beautiful rear garden, which again has clearly been much loved and tended over the years, with lawns, rose beds, patio areas and well-established borders.





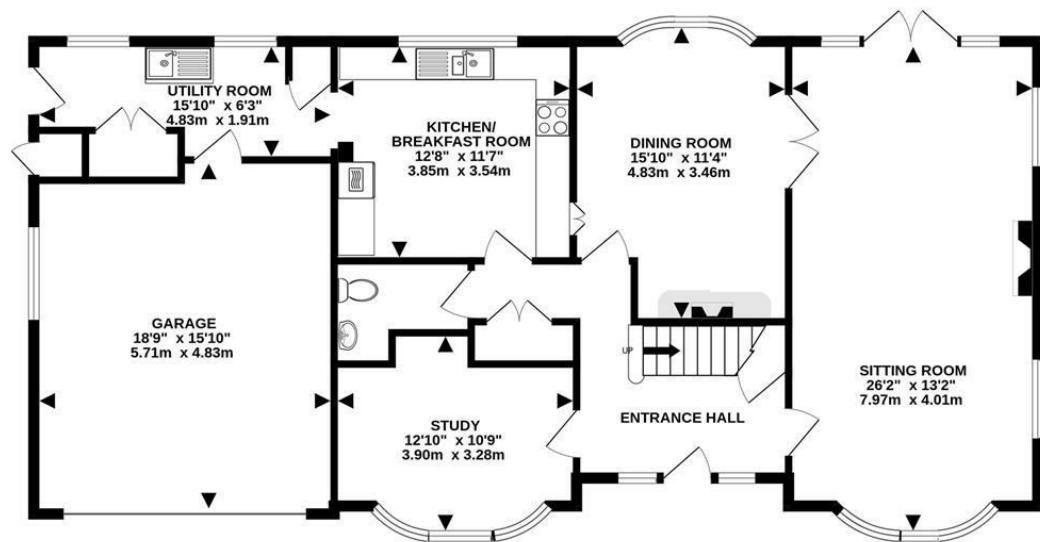


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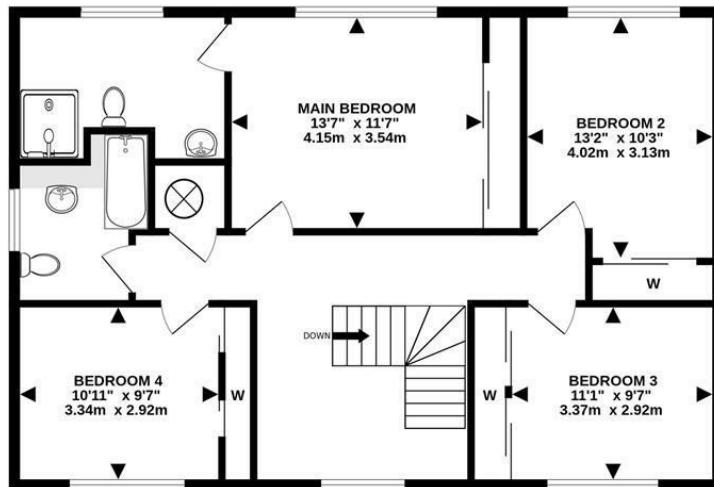
Milstead Close is in a highly popular and sought after location, on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. 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. 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 Freemen's School, The Beacon and Epsom College to name but a few.

For further information or to arrange a private viewing, please contact Peter Kennedy or a member of our sales team on 01737 817718





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
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	66	74

TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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: Reigate & Banstead
TAX BAND: G



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