

# Kennedys'

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28, Thurnham Way  
Tadworth  
KT20 5PR

Stylish detached family home tucked away in a quiet cul-de-sac on the edge of Tadworth village. Features include two reception rooms, open-plan kitchen/dining area, three bedrooms with luxury en-suite, modern bathroom, and a versatile detached garage. Private driveway with ample parking, sunny rear garden, and within walking distance of village shops, schools and mainline station.

£685,000



3



3



3



4+

- Stylish detached family home in a quiet cul-de-sac location
- Stylish kitchen/dining room with integrated appliances and garden access
- Versatile detached garage currently used as additional accommodation
- Walking distance to Tadworth village, schools and mainline station to London
- Elegant living room complemented by a versatile second reception room
- Principal bedroom with en suite, plus two further well-proportioned bedrooms
- Private brick-paved driveway with ample parking
- viewing by appointment only







# PROPERTY DESCRIPTION

Set back on its own private brick paved driveway, we are delighted to offer this stylish detached family home, located at the end of quiet cul de sac on the edge of Tadworth village.

Offering a 500 sq ft of footprint, the accommodation is laid out over two floors, and includes good size hallway, cloakroom, two large reception rooms and a lovely open plan kitchen/dining area, to the first floor are three good size bedrooms, luxury ensuite shower room to the principle bedroom, and stylish family bathroom, whilst the detached garage is currently utilised as bedroom space with shower and side door.

Please note; this area could be used in any number of ways and/or converted back to a garage.

The current owners have invested heavily in creating a modern but timeless feel around every aspect of the home, focusing on quality and finish, including modern Shaker style kitchen with fitted appliances and marble tiled flooring, modern bathrooms, downlighters, new carpets, window blinds, and all tastefully presented, whilst the property benefits from double glazing and gas fired heating by radiators.

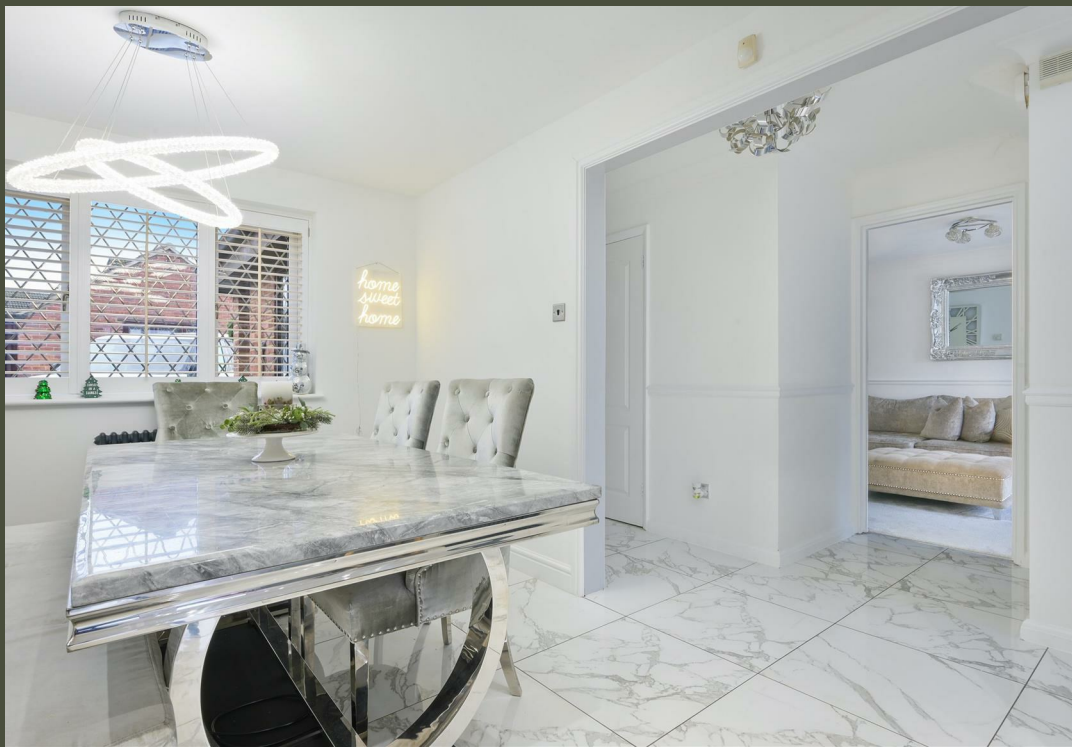
To the outside, the property is approached by a private brick paved drive and forecourt,













# PROPERTY DESCRIPTION

providing ample space for private and visitors parking, as well as access to the detached garage ( see notes above). To the rear is a full width terrace area, being split level and leading on to the main lawn that has herbaceous borders and a sunny aspect.

The village of Tadworth is within walking distance 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 a member of the sales team.

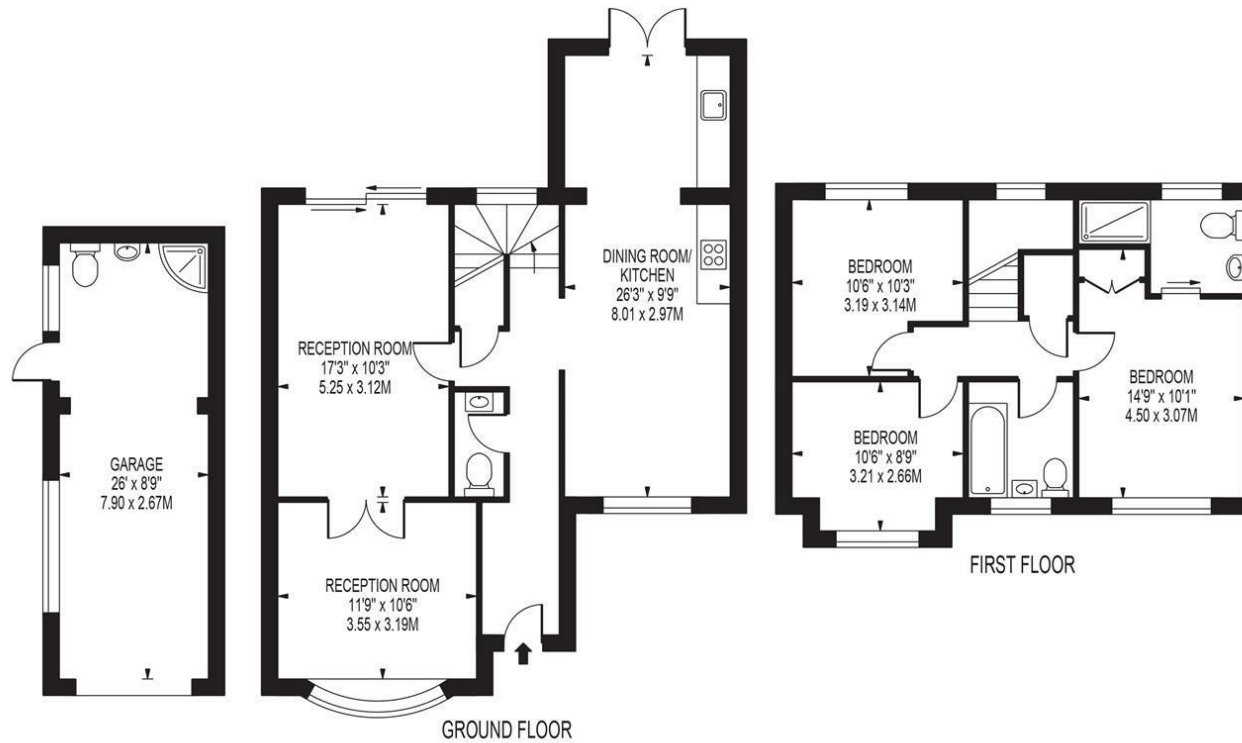


## THURNHAM WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1213 SQ FT - 112.73 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 227 SQ FT - 21.09 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	<b>76</b>
England & Wales	EU Directive 2002/91/EC

## 28, Thurnham 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: C  
COUNCIL: Reigate and  
Banstead  
TAX BAND: F

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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