Kennedys'

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19, Kingsdene
Tadworth
KT20 5EB

This 4 Bedroom detached house sits on a generous plot and is absolutely brimming with potential to extend and improve (Subject to planning permission). It really does need to be seen to be appreciated.

OIEO

£750,000

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2 4

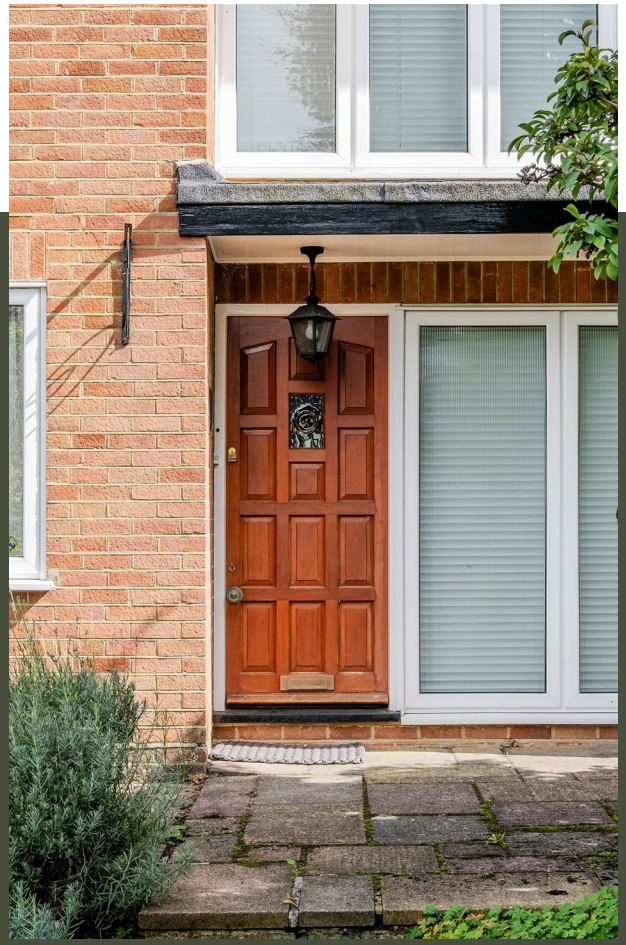
- Large detached family home
- Integral garage
- Scope to extend and improve (STPP)
- 4 bedrooms
- Established garden
- Close to village and transport links

PROPERTY DESCRIPTION

This is a really interesting one; a classic 1960`s four bedroom detached house, with all the classic features, being loved and looked after by the current owner for many years but still very much one foot in the original era, on a great plot and in a very sought after location on the edge of Tadworth and Walton on the Hill villages. We`ve had the good fortune of selling a number of these style of homes over recent years, and they are proving to be very popular for those looking to create modern spaces and redesign spaces in ways that fit modern family living; indeed, even externally, they afford great opportunities, and you only need to see some of the amazing results of other projects in the same road, to give you inspiration.

Offering close to 2000 sq ft of living accommodation over two floors, the current layout includes large entrance hall, sitting room, dining room, kitchen and cloakroom, whilst to the first floor are 4 bedrooms and family bathroom. To the outside , the property is approached by way of large open driveway and forecourt area that gives access to the attached double garage, whilst the established rear garden is the result of some 65 years of tender loving care, being of a larger than average size and enjoying a secluded aspect.

Kingsdene 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



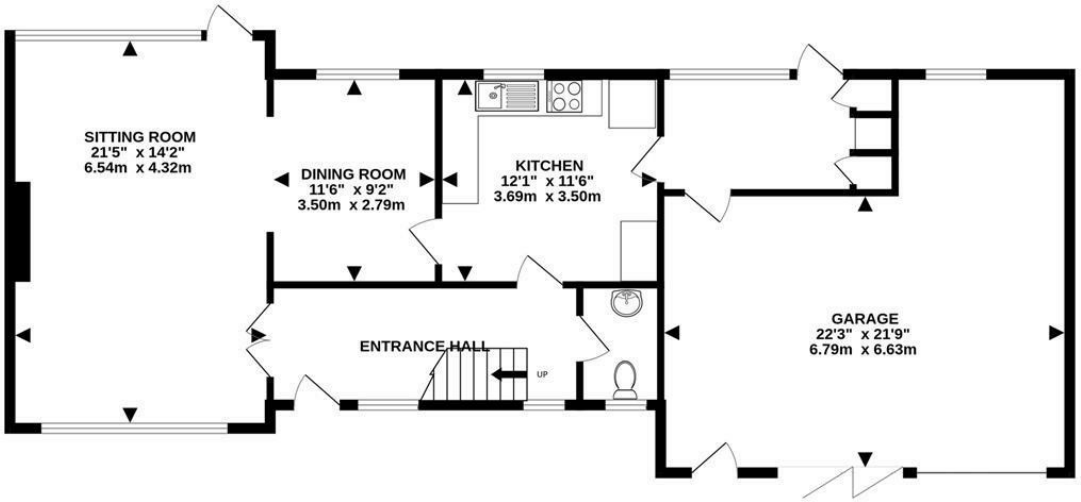
PROPERTY DESCRIPTION

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.

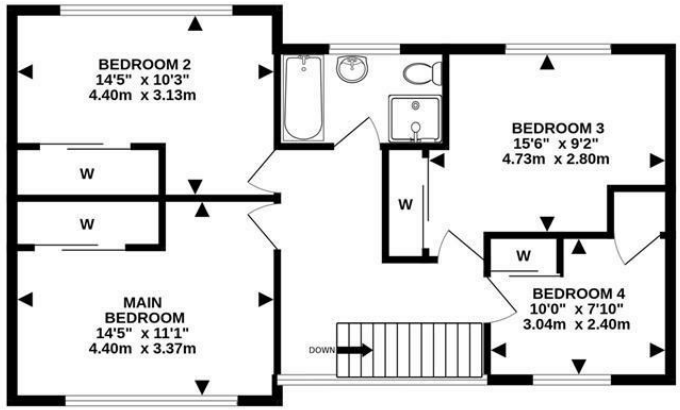
The property is an easy walk into Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. Walton village is served by a number of local traders including a local butcher, four pubs, Co-op Supermarket, coffee shop, barber shop, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club.

The property is perfectly located for access to local towns with Epsom and Reigate just a short drive away, and access to the M25 (junction 8 or 9) close by.

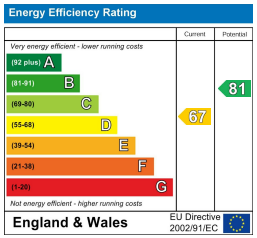
For any further enquiries into this property, or to arrange a viewing, please feel free to give our sales team a call on 01737 817 718



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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19, Kingsdene

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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