

# Kennedys'

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24, Ashurst Road  
Tadworth  
KT20 5EU

A spacious four-bedroom detached family home offering approximately 1,743 sq. ft. of well-balanced accommodation. The property features a generous sitting room, separate dining/family room, kitchen leading to a conservatory, downstairs WC, integral garage, four good-size bedrooms, a family bathroom and separate shower room. Well maintained throughout, the home offers excellent potential for a purchaser to update and personalise to their own taste.

OIEO  
£699,950



- Detached family home
- Spacious sitting room
- Family bathroom plus separate shower room
- Four well-proportioned bedrooms
- Separate dining/family room
- Well-balanced accommodation over two floors



# PROPERTY DESCRIPTION

Kennedys are pleased to present to the market this generously proportioned four-bedroom detached family home offers well-balanced accommodation across two floors, with a layout ideally suited to everyday family living.

The ground floor opens into a welcoming entrance hall, giving access to a comfortable sitting room to the front and a spacious dining/family room to the rear, providing versatile reception space for both relaxing and entertaining. The kitchen enjoys a pleasant outlook over the rear and leads directly into the conservatory, creating an additional reception area with views over the garden and a lovely space to enjoy throughout the year.

Further benefits on the ground floor include a downstairs WC and internal access to the garage, adding to the practicality of the home.

Upstairs, the property offers four well-proportioned bedrooms, including a particularly generous main bedroom and a spacious second bedroom, both ideal double rooms. Bedrooms three and four provide flexible accommodation for children, guests, or those working from home. The first floor is served by a family bathroom together with a separate shower room, making the layout especially convenient for busy households.

Outside, the property benefits from a generous patio area, ideal for outdoor dining and









# PROPERTY DESCRIPTION

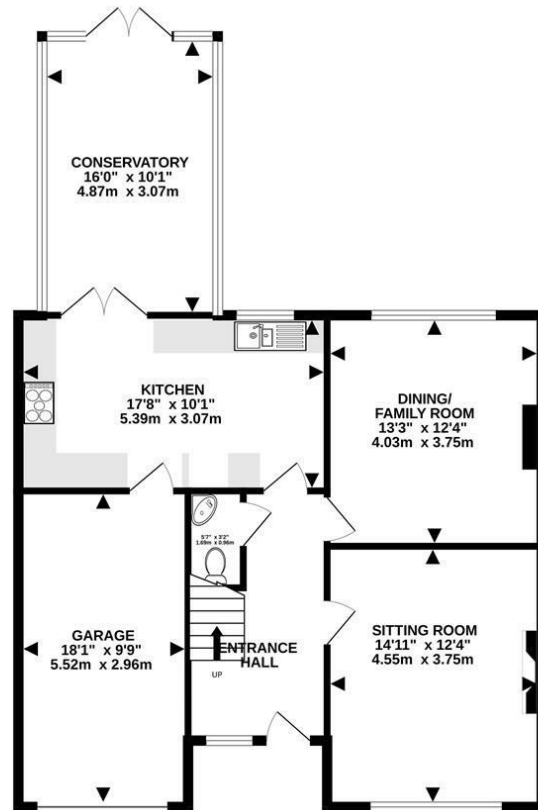
entertaining, together with a well-maintained garden that provides an attractive and enjoyable outdoor space. The garden offers a pleasant balance of patio and lawn, making it well suited to both families and those looking for easy everyday enjoyment.

With a total floor area of approximately 1,743 sq. ft., this is a home that offers excellent space, flexibility and scope for a new owner to personalise over time.

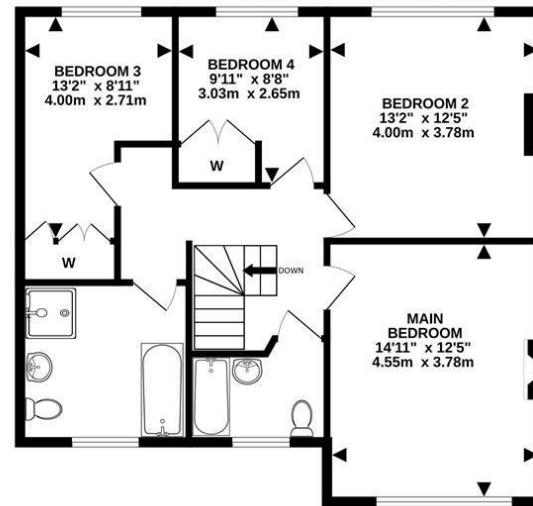
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, hairdressers, vets, coffee shop, Tesco's local store, hairdressers, opticians, fish and chip shop, and mainline train station to London. There are a variety of schools within the area including Tadworth and Walton on the Hill Primary School, Chinthurst Prep School, as well as the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as the popular Tadworth Sports Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides. The M25 is accessed from either junction 8 or 9, providing good routes to both Gatwick and Heathrow airports.

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For further information, or to arrange a private viewing, please contact a member of our sales team on 01737817718



GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

TOTAL FLOOR AREA: 1743 sq.ft. (161.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(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	

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TENURE: Freehold  
EPC RATING:  
COUNCIL:  
TAX BAND:

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