

Kennedys'

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6, Bayeux
Tadworth
KT20 5TL

Situated behind the private gates of Bayeux within the ever popular Tadworth Park development, sits this handsome 5 bedroom family home, meticulously maintained by the current owners.

£950,000



5



2



3



3



- Handsome detached family home
- 4/5 Bedrooms
- Integrated Garage
- Manageable and low maintenance rear garden
- Comprehensive security system

- Located in the exclusive gated community of Bayeux, Tadworth Park
- 3 Bathrooms
- Meticulously maintained by the current owners
- Off road parking for three vehicles
- Ground floor bedroom with en-suite



PROPERTY DESCRIPTION

The attention to detail when it comes to the upkeep of this family home is genuinely impressive, over their tenureship the current owners have replaced all the windows, reglazed the conservatory, replaced all the cladding, replaced the heating system & boiler, installed a new kitchen, refreshed the two bathrooms upstairs, installed a new bathroom on the ground floor, put down new carpets, and redecorated. The kitchen space to the rear is the beating heart of the house; modern gloss white units contrast against black granite worktops, for a modern finish, and integrated appliances such as the Cuisine master range, Glenn Diplex microwave, Quooker hot and cold tap with the Qube sparkling water function, and a lamona drinks fridge. The conservatory provides a warm and sunny spot all year round, this is a new addition added by the current owners. A ground floor bedroom with en-suite shower room is currently being used as a home gym / office; but would perfectly suit a downsizer looking for future proofing RE mobility, or could be used as a treatment room with access via the side gate. The garage has been converted into a utility room in a manner that would make the transition back to garage pain free, and is home to all the relatively new heating system equipment. The front room provides a warm and welcoming space for hosting all year round. Upstairs you will find four further bedrooms, one on each corner of the house, the largest of which benefits from ample built in storage, as well as a well presented en-suite. The remaining three bedrooms are all doubles, and benefit from use of the family bath & shower room. The loft is boarded for further storage. The house is currently fitted with a state of the art Veri-sure security system.







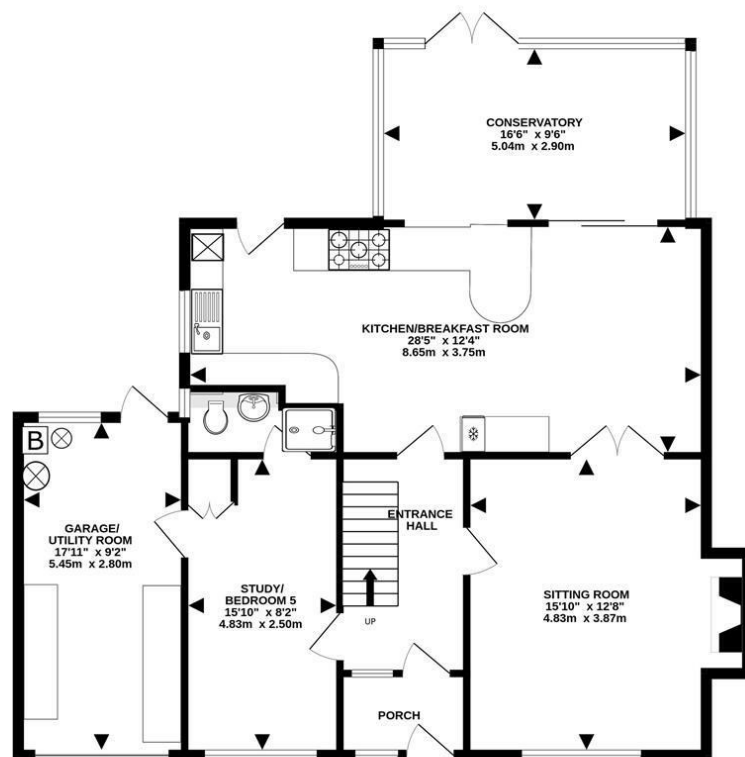


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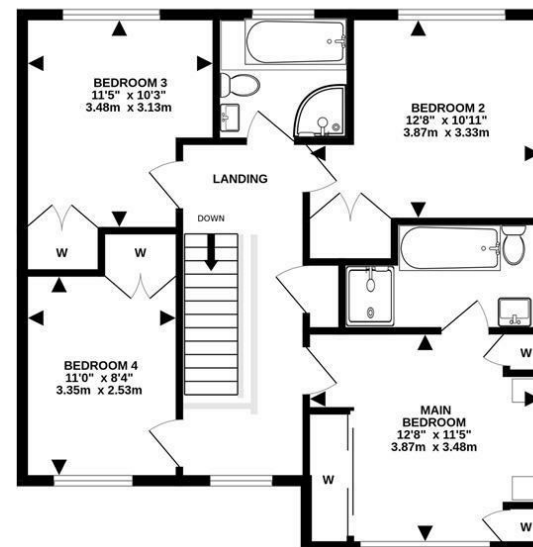
The garden is a manageable size, and as with the rest of the house, benefits from finishing touches such as a full lighting system, multiple storage sheds, and a combination of patio, lawn and decking. The front of the property has parking for 3 vehicles, located behind the private gates of Bayeux.

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmonger, bakery, coffee shop, dry cleaners, vet, opticians, award winning gift shop village convenience store. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor. Tadworth station provides a regular service to London Bridge/Victoria. There are a variety of schools within the area including Tadworth Primary, Chinthurst Prep, Walton on the Hill Primary as well as The Beacon Secondary, City of London Freeman's and Epsom College. Golfers are well catered for in the area, with a choice of challenging courses, including the famous Walton Heath Golf Club. The very popular Tadworth Leisure Centre is also close by and Epsom Downs with its famous racecourse, so close to home, equestrian facilities are in abundance and the surrounding landscape is crisscrossed with bridleways and footpaths to explore. Cycling is also very popular in the area; nearby Box Hill is famous for its challenging climb, as well as its far-reaching panoramic views. For more extensive shopping Epsom Town Centre, Banstead and Reigate are only a short drive away and offer a good combination of both High Street and independent shops and cinema as well as restaurants and bars.

If the property is of interest to you, and you would like to see more, please don't hesitate to get in touch, 01737 817718



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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		
(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	

68

76

6, Bayeux

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 and Banstead
TAX BAND: G

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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