

# Kennedys'

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23, Tadworth Street  
Tadworth  
KT20 5RJ

Every now and again we encounter a client who pours their all into a house, the results are always a step above what else is on offer, and this is no exception. This charming 3 bedroom semi-detached cottage sits in the heart of Tadworth village, a short walk from the station, Walton heath and all that the area has to offer.

£799,950



3



2



1



3



- Three bedroom semi detached cottage
- Sitting/dining room with French doors to rear garden
- Good size newly fitted family bathroom with separate bath & shower
- Garden studio / office
- Lovely size west facing rear garden

- Stylishly refurbished throughout
- Main bedroom overlooking the garden
- Contemporary kitchen
- Stylish landscaped rear garden
- \*No onward chain\*





# PROPERTY DESCRIPTION

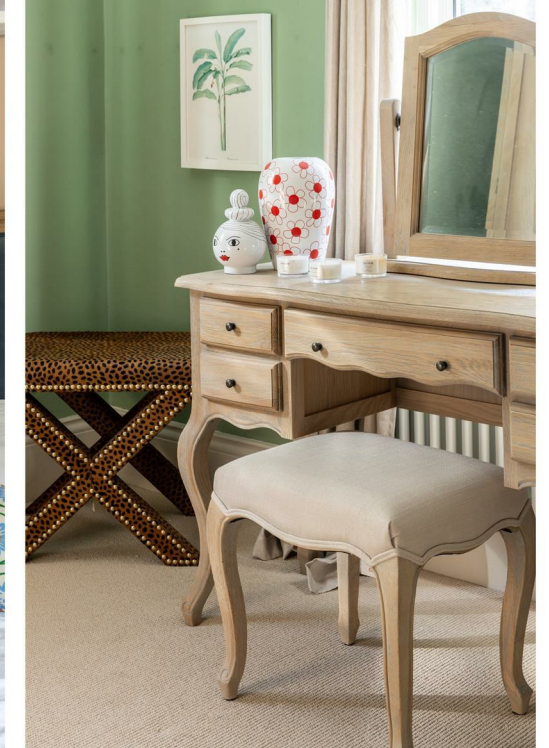
As you step through the front door you're welcomed by a warm entrance hallway; on your right is the living room, beautiful restored herringbone flooring underfoot and comforting farrow & ball tones allow the space to be light and welcoming, with French doors out to the garden, and an ethanol burner as an environmentally conscious alternative to a log burner. The kitchen has been installed in the last year or so; a tasteful chequered flooring contrasts against sage green cabinetry and brass effect handles, style and practicality merge in the space, perfect for hosting. The downstairs W/C is yet another recent addition, simple and stylish.

Upstairs the good taste continues; details such as the wrought iron and hardwood banister highlight the thought that's gone into every square inch of the place. The largest of the three bedrooms looks over the rear garden, as does bedroom two, and the third is a nice useable shape, large enough for a double bed! The family bathroom upstairs is another of the current owners additions, timeless and classy, a standalone bath contrasts against exposed brick effect flooring, as well as a separate shower with brass accents.

Outside was subject to a full scale re-landscape around two years ago, a beautiful large terrace of non slip porcelain tiling provides the perfect space for hosting, and the garden studio lends itself to being a home office or gym. A stretch of lawn provides balance to the space, and the whole garden is south facing allowing sunshine all day long. The front drive was done at the same time as the rear; with farm fencing and gravelled area large enough for 3 vehicles. The property has also been recently re-decorated, only adding to it's undeniable curb appeal.













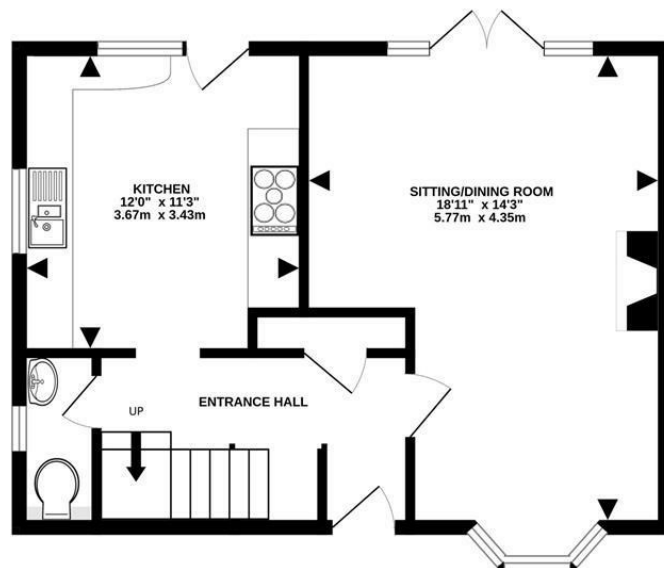
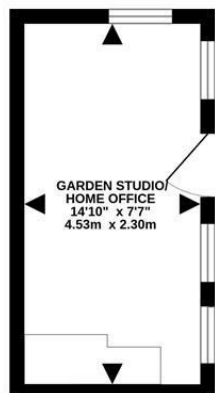
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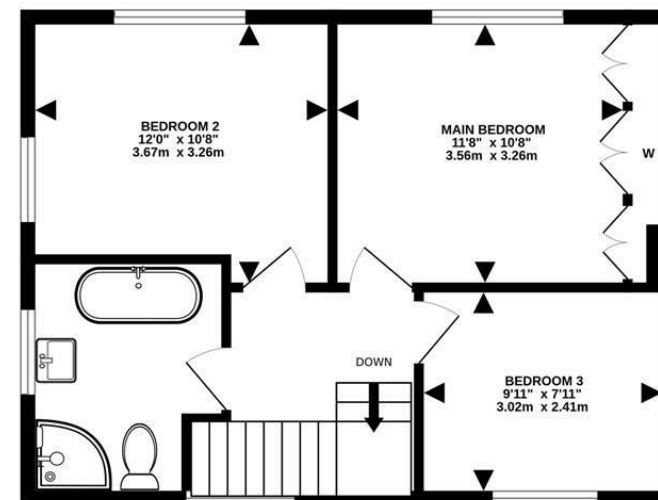
Tadworth village is within a short walking distance and is well served by local shops and facilities including independent traders such as Awarding winning gift and homeware shop, butcher, fishmonger, baker, dry cleaner, optician, vet and coffee shop as well as TSB bank, restaurants, village supermarket and mainline train station to London.

There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freeman's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, David Lloyd Centre and the RAC at Woodcote Park as well as a wide selection of Golf clubs and a variety of wonderful countryside walks and trails to enjoy.

The cottage would suit both downsizers and young families in equal measure, a timelessly executed home that will undoubtedly brighten the lives of any prospective owner. Intrigued? Get in touch.



GROUND FLOOR



1ST FLOOR

**TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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 and Banstead  
**TAX BAND:** D

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