

# Kennedys'

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5, Beechdene  
Tadworth  
KT20 5EA

Welcome to Beechdene, Tadworth - this charming location close to the village could be the perfect setting for your new home. This detached house boasts 1,800 sq ft of living space, with opportunity to modernise and offer ample room for your family to grow and thrive.

£750,000



4



1



2



?

- 4 bedrooms
- Close to village
- Southerly aspect
- \*\*No onward chain\*\*

- Attached garage
- Viewings by appointment only
- Opportunity to improve and extend









# PROPERTY DESCRIPTION

Believed to have been built in the mid to late 1970's, and nestled in a small and private cul de sac on the edge of Tadworth village, we are pleased to offer this 4 bedroom detached home, that offers no onward chain, and affords ample opportunity to both improve and extend (subject to local authority planning). Offering some 1755 sq ft of accommodation over two floors, the layout includes an enclosed porch with cloakroom off, inner hallway, large sitting /dining room of 25'11 x 18'5 max, kitchen/breakfast room, utility room with doors to garden and double garage, whilst to the first floor are a large main bedroom of 13'8 x 11'11, three further bedrooms and a good size family bathroom. The property offers double glazing, gas fired heating by radiators, fireplace, wooden floor boards, parquet flooring to the hall, and other classically 70's features, and this really is a rare and excellent opportunity to create a home that is both light, stylish and something that reflects the standards of modern day family living.

To the outside is a large brick paved drive providing ample private and guests parking as well as access to the double garage, whilst to the rear is a full width patio with steps down to the formal lawn,, with fenced and well established herbaceous borders , offering a secluded aspect.

Beechdene is 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 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













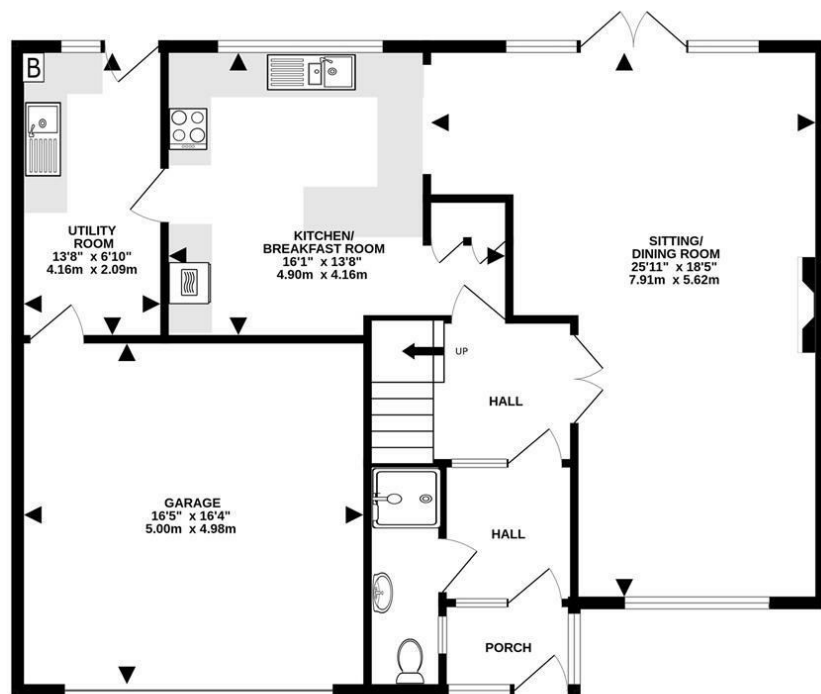


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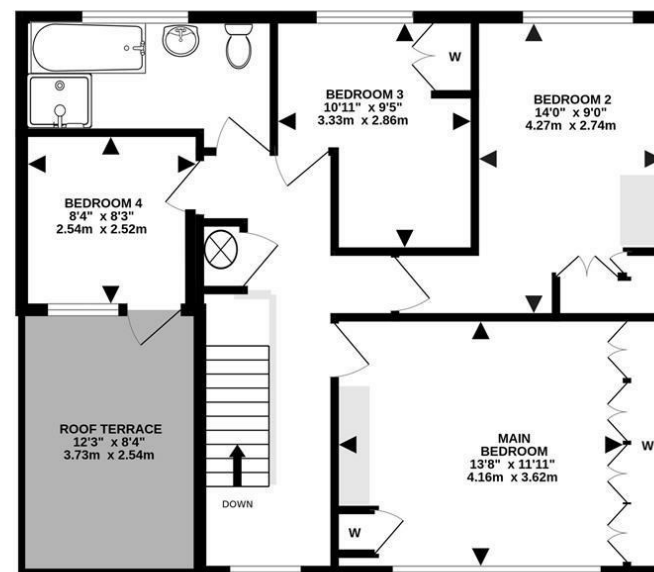
courses close by. For the commuter, Junction 8 of the M25 is within 5 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School & Chinthurst Prep School as well as City of London Freeman's School, The Beacon and Epsom College to name but a few.

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

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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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	

# 5, Beechdene

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:

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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