

Kennedys'

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17 Homefield
Gardens
Tadworth
KT20 5HN

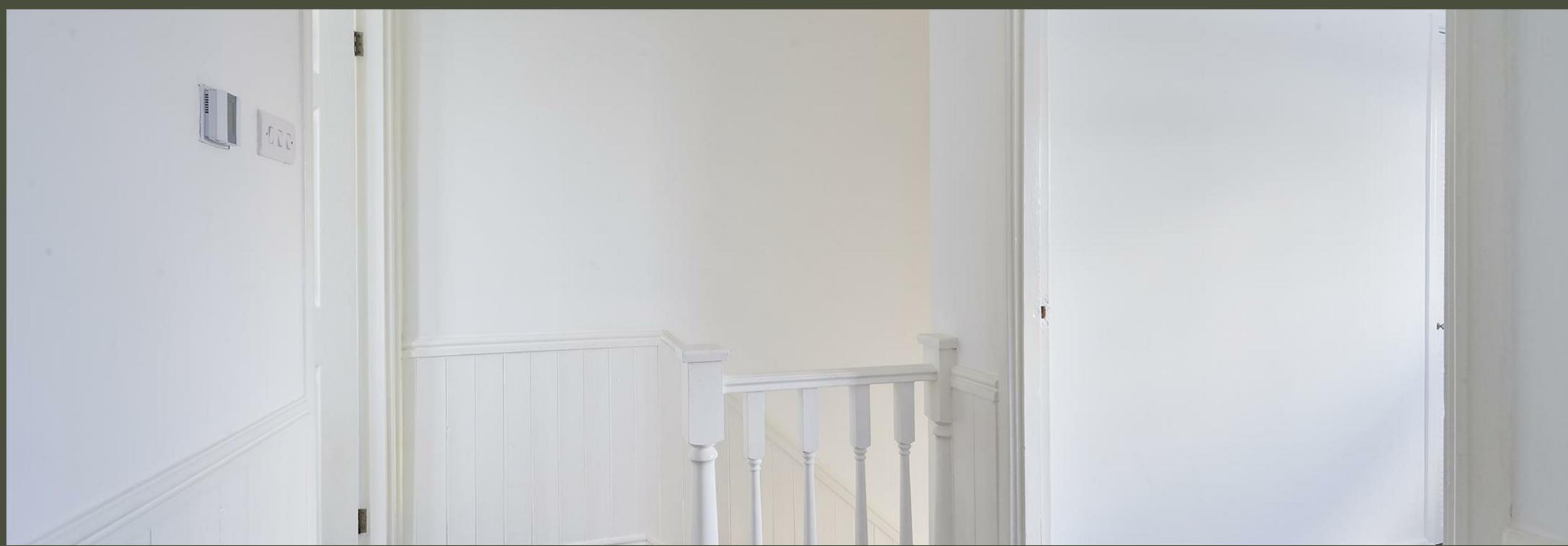
This two bedroom semi-detached house is situated on this popular estate, close to Tattenham Corner and the world famous Epsom Downs, having been fully refurbished throughout and is available immediately, unfurnished.

£1,750 PCM



- Semi detached two bedroom house
- Spacious lounge/dining room with French doors to rear garden
- Primary bedroom with wardrobe
- Engineered flooring to downstairs
- OSP for several cars
- Refurbished throughout
- Newly installed high gloss kitchen
- Modern family bathroom
- Brand new carpets upstairs
- Available immediately, unfurnished

EPC:D



PROPERTY DESCRIPTION

The double glazed property with spacious entrance hallway and under stairs storage space opens to sitting room overlooking front driveway, through to dining room with French doors to rear garden and a modern high gloss kitchen with laminate work tops, complete with fridge/freezer, stainless oven, electric hob and hood, washing machine, space for slimline dishwasher and access to rear garden.

Upstairs are two spacious double bedrooms supported by the modern family bathroom with panel enclosed bath and shower over. The property has gas central heating via radiators.

The rear garden is laid mainly to lawn with paved and gravel patio and two garden stores. To the front, the block paved driveway provides parking for several cars.







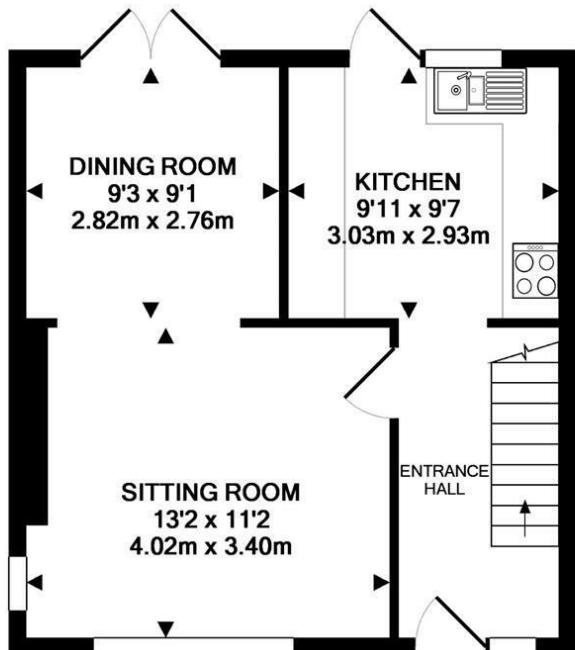
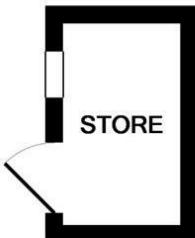
PROPERTY DESCRIPTION

Epsom Downs and Tattenham Corner are within easy reach, providing a range of local facilities. The shops at Tattenham Corner include a Co-Op, pet shop, Wine Rack, two cafés, hairdressers, and two restaurants. Tattenham Corner station provides a regular service to both London Bridge and Victoria, and there is a choice of local schooling within easy reach for both primary and secondary education. The villages of Tadworth and Banstead also offer additional facilities, and the town of Epsom is just under four miles away. Recreational facilities are found at nearby Tadworth Leisure centre, and of course Epsom Downs provides a wide selection of walks and bike rides. The M25 is just a short drive away via junction 8.

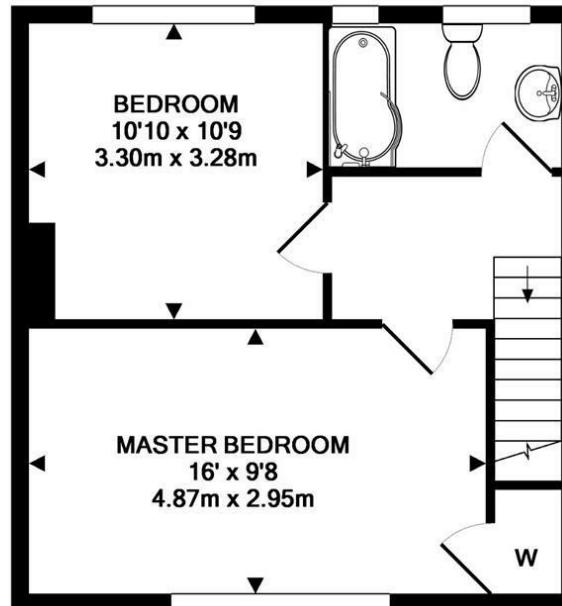
To view this beautiful property, please call a member of the Kennedys' lettings team on 01737 817718, option 2

Council tax band: C

Available immediately, unfurnished.



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(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		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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17, Homefield Gardens

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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