

Kennedys'

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31, Spindlewoods
Tadworth
KT20 5AU

With 4 bedrooms, a double garage, a fully equipped cedar clad garden studio, and a whole lot more, this detached house tucked away down a residential backwater doesn't need much introduction, we think it speaks for itself!

£925,000



4



4



2



4





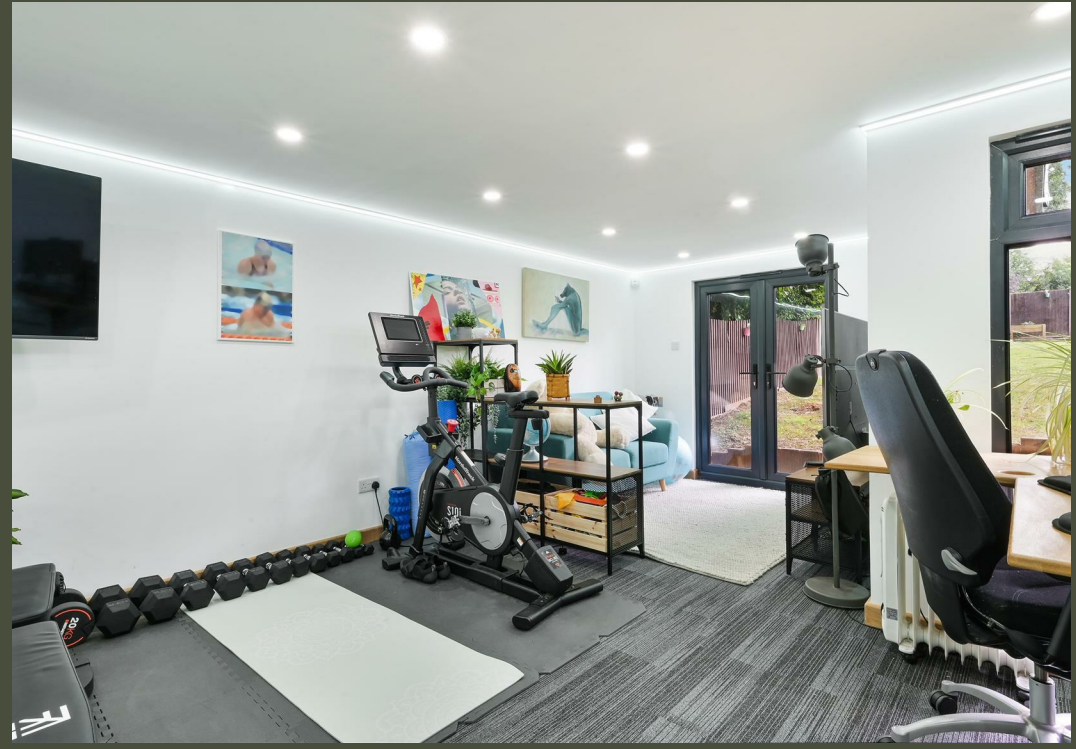
PROPERTY DESCRIPTION

Nestled at the end of a cul de sac on the edge of Tadworth village and backing on to woodlands, can be found this attractive 4 bedroom detached home, set on a larger than average plot , with double garage and recently built garden studio, as well as having the benefit of being within easy reach of both Tadworth and Walton on the Hill villages. With close to 2000 sq ft of accommodation and garden studio space, this is a home that offers a spacious layout, yet still with the potential to extend (subject to local planning), especially given the shape of the plot , which invites ample opportunity to the left side and rear. Currently you enter the property via a good size reception hall, with stairs rising to the first floor, downstairs cloakroom and door to both study and dining room, which in turn leads to the large sitting room to one side and kitchen on the other side, through which the utility room is accessed., with door to garden and internal door to the garage. To the first floor are 4 good size bedrooms, with an impressive main bedroom and en-suite, 3 further bedrooms and family bathroom. The property is well presented throughout and benefits from gas fired heating by radiators and double glazing.

The property is approached via a private brick paved driveway, flanked by lawns and providing ample space for private and visitors parking, whilst to the rear a full width paved terrace leads to a large area of lawn, with fenced borders, backing on to woodland and a path to the detached garden room studio, perfect for home office, or/and recreational use.







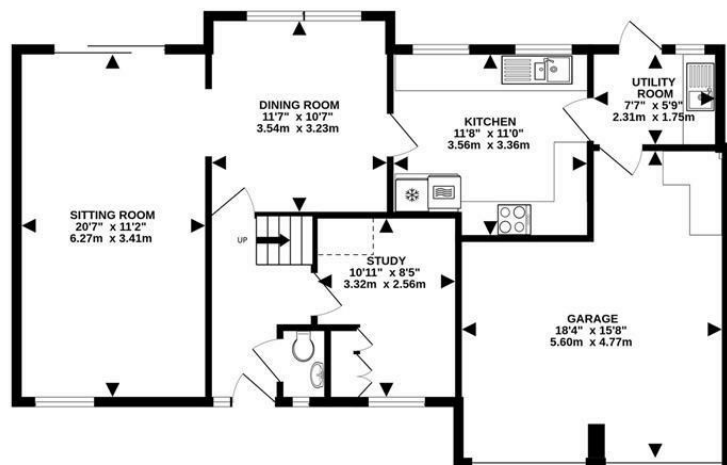


PROPERTY DESCRIPTION

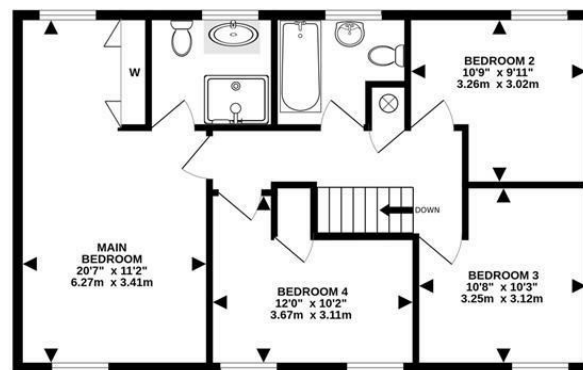
Spindlewoods is in a highly popular and sought after location, on the edge of Tadworth village, whilst also benefitting from easy walkable access to Walton on the Hill. The house is perfectly located for access into the village, as well as Tadworth Train Station offering regular trains into London. Just 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 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 speak with a member of our sales team.

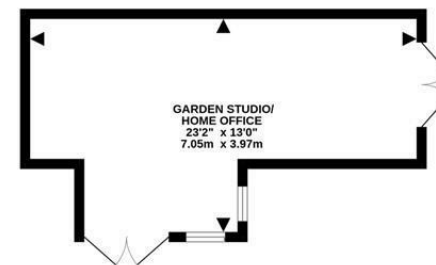
A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping tail.



GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



GARDEN STUDIO
243 sq.ft. (22.6 sq.m.) approx.

TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	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

79

62

31, Spindlewoods

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 & 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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