

# Kennedys'

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7, Stanton Grove  
Tadworth  
KT20 5FJ

Kennedys are delighted to offer to the rental market this Modern two bedroom ground floor maisonette, which was purpose building 2021. This boasts modern kitchen with integrated appliances, and bi-folding doors leading out to your own private garden and two parking spaces. Available Early July 2024 Unfurnished.

£1,850 Per  
Month



2



1



1



2

- Ground Floor Maisonette
- Two Double Bedrooms
- Full Modern Bathroom Suite
- Enclosed Private Rear Garden
- Side Access to Garden

- Open Plan Kitchen/ Living room
- Bi-folding Doors to Private Garden
- Kitchen with Integrated Appliances
- Allocated parking spaces
- Available Early July







# PROPERTY DESCRIPTION

Stepping through the front door of this ground floor marionette you immediately get a feel for the quality of finish throughout. Both bedrooms are doubles and are finished with neutral grey carpets, fitted wardrobes and plenty of power points, the main bedroom has an outlook onto the private garden. The hallway has a good size under stairs cupboard and Linen Cupboard. The bathroom with bath/shower, small vanity unit and heated towel rack. In the open plan living/kitchen room the bi-folding doors flood the space with light and lead straight out onto the well-proportioned private garden. The kitchen has a sleek modern design, with solid white worktops, and all integrated Siemens appliances including gas hob, extractor fan, dishwasher, oven, microwave and a washer/drier.

The property has an allocated parking space, as well as side access to the rear garden. The garden has a good sized area of patio, and the rest is fresh laid lawn.

The property is supplied by mains water, sewage, electric and gas.

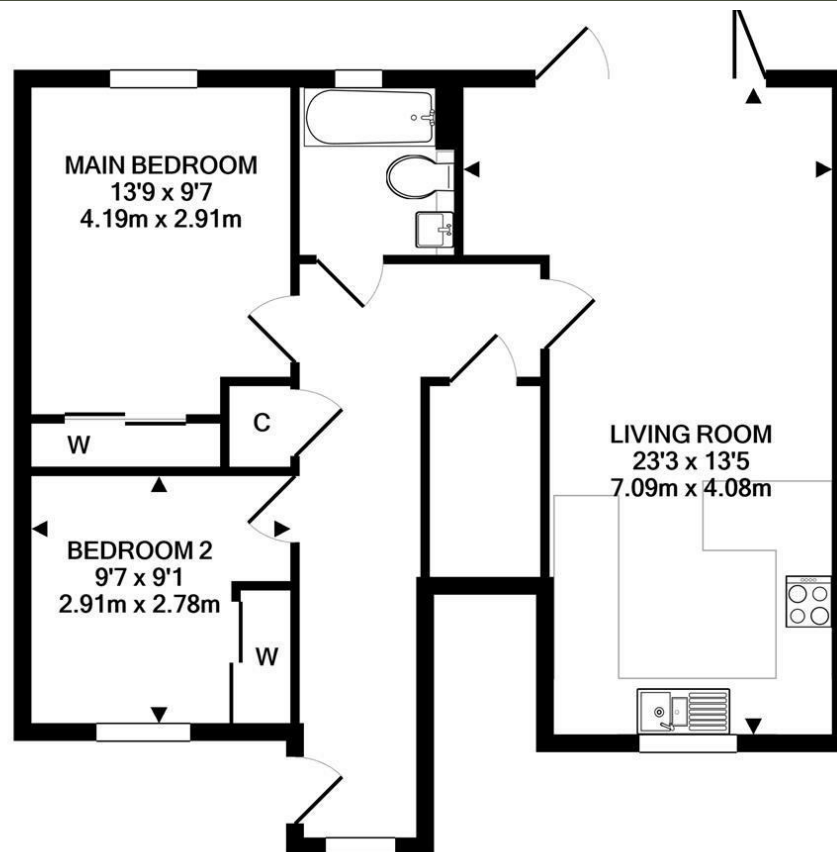
The property is offered unfurnished available beginning of July 2024  
Council Tax Band D – Reigate and Banstead

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, and florist as well as a bank, restaurants, village supermarket. Kingswood train station is half a mile away and has direct trains to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, an Ofsted rated: Outstanding Primary School and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information or to arrange a viewing please don't hesitate to call the Kennedys Lettings team.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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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## 7, Stanton Grove

If you would like to arrange a viewing, please call a member of the Kennedys lettings team on 01737 817718

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate & Banstead

TAX BAND: D

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 Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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