



Kingswood Road, Tadworth

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- No onward chain for a smooth purchase
- Set on a generous 0.17 acre plot
- Westerly facing 150ft rear garden
- Impressive 75ft frontage for privacy
- Three well proportioned bedrooms
- 24ft living room & kitchen/breakfast room
- Main bathroom & downstairs shower room
- 29ft detached garage and ample parking
- Scope to modernise and extend (STPP)
- Walk to Tadworth village and station

Set on one of Tadworth's most sought after residential roads, this attractive 1920s semi detached home offers a wonderful balance of character, space and future potential. Available with no ongoing chain, it presents an excellent opportunity for buyers looking for a smooth and uncomplicated purchase.

Occupying a generous 0.17 acre plot, the home enjoys abundant natural light all day, with a westerly aspect that brings warm afternoon and evening sunshine across the house and garden. An impressive 75ft frontage means the house is set well back from Kingswood Road, creating a sense of privacy rarely found so close to the village.

To the rear, the approximately 150ft garden provides a mature, green and private setting, perfect for relaxing, entertaining, or giving children the freedom and space to burn off energy.



Inside, the home retains much of its original charm while offering well proportioned accommodation suited to modern family life. A welcoming entrance hall leads to a through lounge/dining room, ideal for both everyday living and hosting.

The extended kitchen adds further practicality, while upstairs there are three comfortable bedrooms and a family bathroom. Although some modernisation would enhance the property, this simply adds to the appeal for buyers keen to personalise and potentially extend, subject to the usual consents.

Externally, the generous driveway provides parking for multiple vehicles, complemented by a workshop and double length garage, a rare and valuable feature in this location. The rear garden, mainly laid to lawn and bordered by mature planting, offers a peaceful retreat

with plenty of space for family life, play and outdoor dining.

The location is equally compelling. Positioned within easy walking distance of Tadworth Village and the mainline station, the house enjoys the convenience of local shops, cafés and transport links, while still feeling tucked away in a quiet, established neighbourhood. Tadworth is known for its strong sense of community, excellent schools and access to wide open green spaces, making it a popular choice for families.

Offered chain-free, on a substantial and private plot, and located on one of the area's finest roads, this is a home with enormous potential and long-term appeal. A viewing is highly recommended to fully appreciate the setting, proportions and opportunity on offer.

Tenure: Freehold
Council Tax Band: E



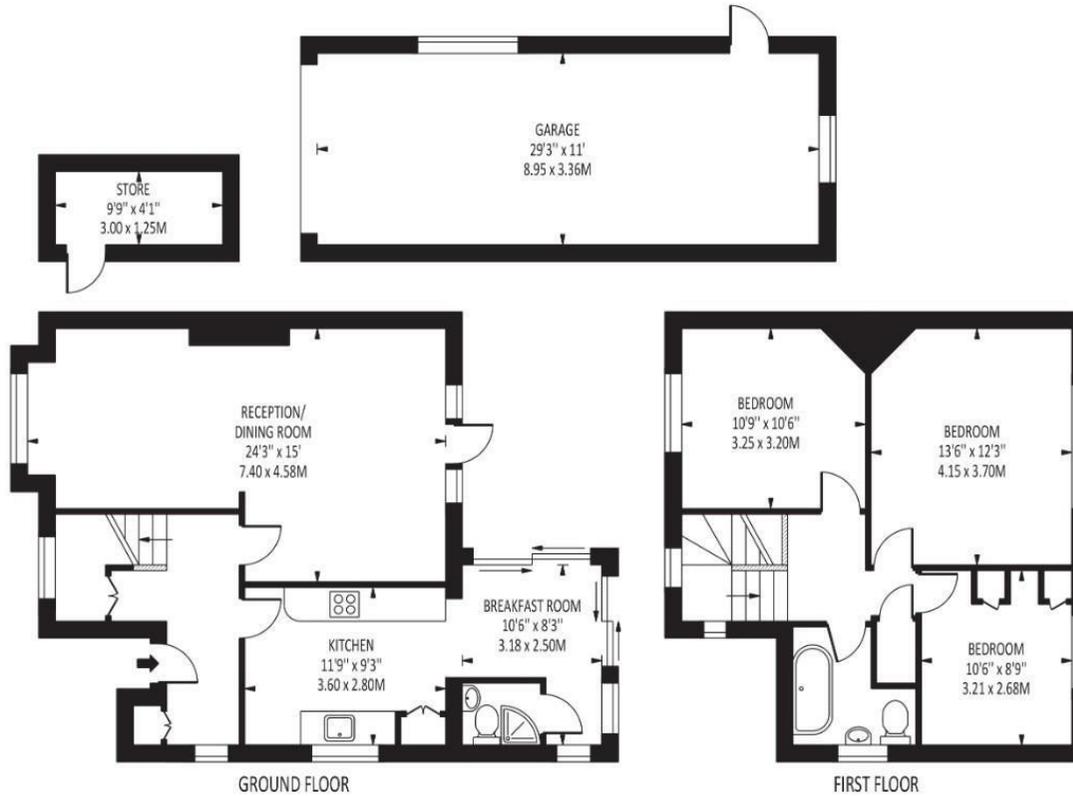


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Kingswood Road

Total Area: 1488 SQ FT • 138.28 SQ M
 (Including Garage & Store)
 Garage Area : 324 SQ FT • 30.07 SQ M
 Store Area : 40 SQ FT • 3.75 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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