



Kingswood Road, Tadworth, Surrey
Offers Invited £725,000 - Freehold



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**WILLIAMS
HARLOW**











This delightful three bedroom semi-detached house offers a perfect blend of character and modern living. Dating back to the 1920s, the property boasts attractive elevations that enhance its appeal. Inside, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining.

The house features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this property is the impressive 160ft rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or even potential extensions, subject to the necessary consents. The expansive garden is perfect for children to play or for hosting summer gatherings with friends and family.

Parking will never be an issue here, as the property offers ample space for up to six vehicles, a rare find in this desirable area.

Located within walking distance of Tadworth Village, residents will enjoy easy access to local amenities, shops, and transport links, making this home both practical and convenient.

With no onward chain, this property is ready for you to move in and make it your own. This semi-detached house on Kingswood Road is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss out on the chance to view this charming property.

THE PROPERTY

Attractive elevations and is considered to be in one of Tadworth's finest roads and offers the prospective purchaser the opportunity to walk to Tadworth Village and Tadworth mainline train station, yet being located in a quiet backwater. Upon entering the property there is a generous entrance

hallway with an attractive staircase rising to the first floor where there are three good sized bedrooms and a bathroom. The ground floor offers an extended kitchen and a through lounge dining room. The property although requiring some modernisation would really appeal to a growing family.

OUTDOOR SPACE

The property is well set back from the roadway accessed from a generous driveway suitable for parking numerous vehicles and also affords a workshop and a double length garage. The rear garden is principally laid to lawn extending to 160ft and enjoys a good degree of privacy.

THE LOCAL AREA

Tadworth Village if you haven't already visited is unlike most Surrey villages. There is a local range of shops and a mainline train station at Tadworth which connects to London and other routes. It is a thriving High Street with independent shops, crafts and also excellent schooling in the area and array of vast green open spaces. The area is considered a general, relaxed, peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel invested.

VENDOR THOUGHTS

This house has been in our family for a number of years and holds a wealth of happy memories. We sincerely hope that the new owners will enjoy it as much as we do.

WHY YOU SHOULD VIEW

Offering one of Tadworth's one most desirable roads within a quiet backwater for the village, this house more than competes and holds its own. For the prospective purchaser there is an opportunity to improve and extend subject to consent to adapt to their own needs. A must view and is ready to view with no onward chain.

LOCAL SCHOOLS

Tadworth Primary School – Ages 4-11
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Aberdour School – Ages 2-11
The Beacon School Secondary School – Ages 11-16

LOCAL TRAINS

Tadworth – London Bridge – 54 mns
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL BUSES

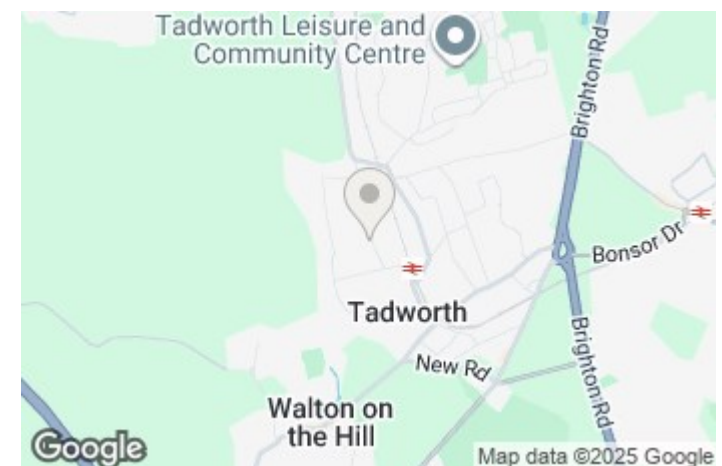
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

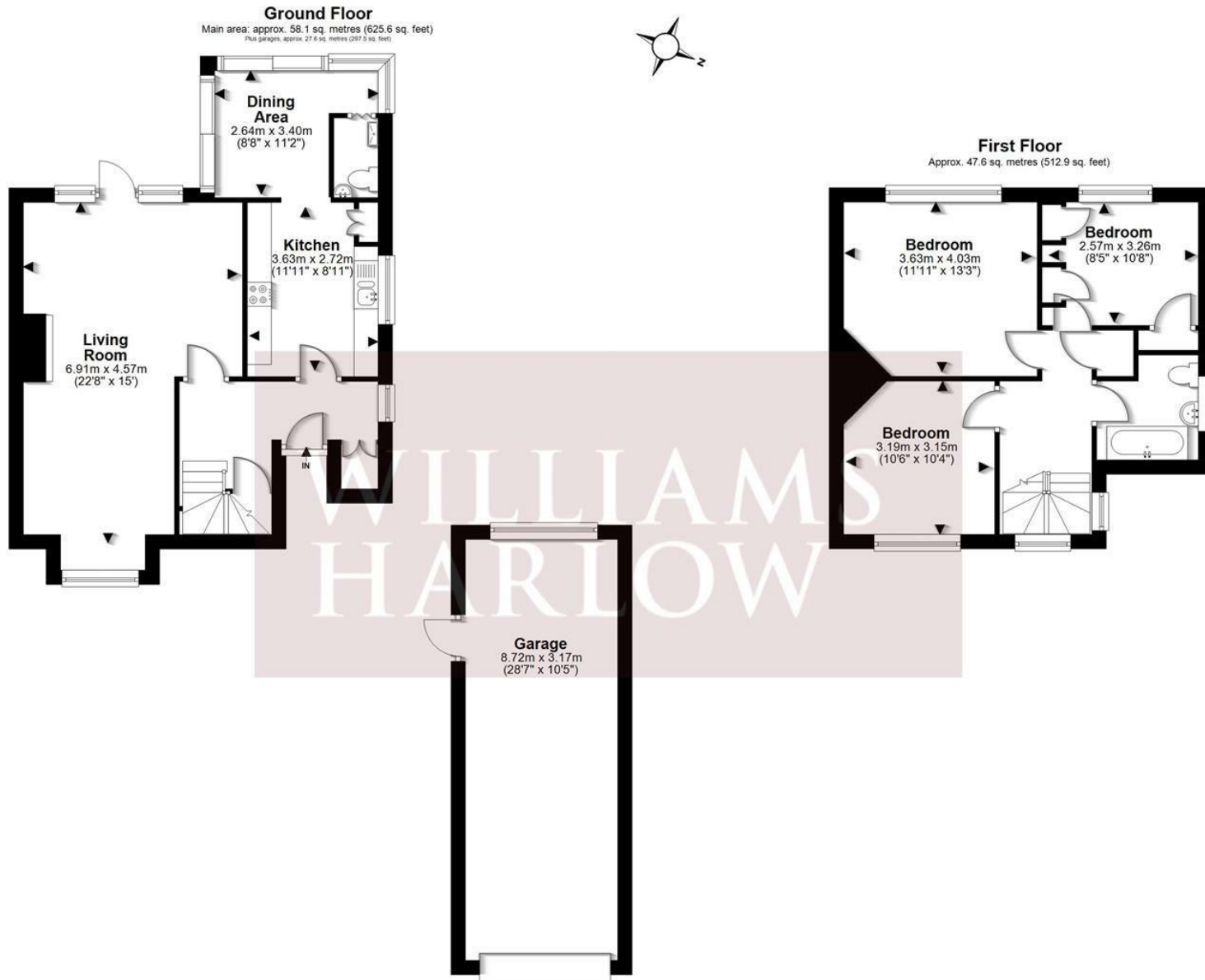
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COUNCIL TAX

Reigate & Banstead BAND E £2,992.97 2024/25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Main area: Approx. 105.8 sq. metres (1138.5 sq. feet)
Plus garages: approx. 27.6 sq. metres (297.5 sq. feet)

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
	62	75

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