

MICHAEL
EVERETT & Co.
... A Moving Experience



KINGSWOOD ROAD

TADWORTH

57 KINGSWOOD ROAD

TADWORTH, KT20 5EF



3 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM



3 BEDROOMS



BATHROOM & SHOWER ROOM

APPROX 1301 FT² | 119 M²

EPC RATING: C

COUNCIL TAX BAND: F

An attractive and well-presented 3-bedroom semi-detached house situated in a sought-after road equidistant of Tadworth village centre and Epsom Downs.

The property has been extended to the ground floor with a large open plan kitchen/diner to suit today's family lifestyle, and has a separate lounge and snug, a fitted utility room and shower room to the ground floor plus a superb, insulated garden room/home office ideal for the many that work from home.

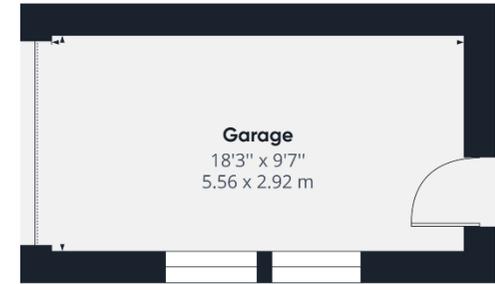
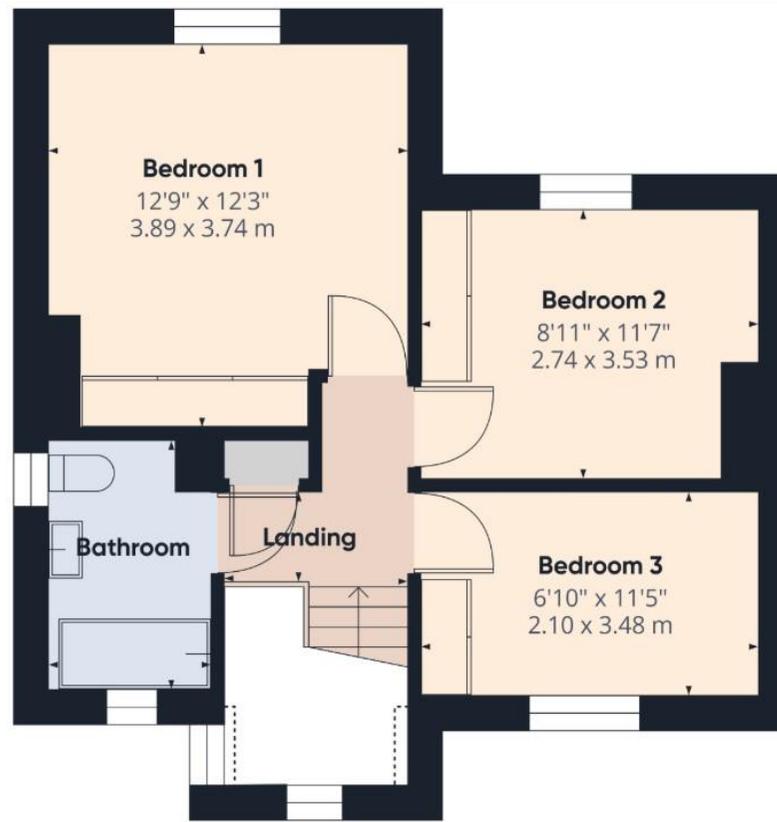
Upstairs there are 3 bedrooms and a modern family bathroom. Outside there is a detached garage to the front with own driveway and parking for several other vehicles and a delightful sunny and mature rear garden extending to 108ft.

Worth noting that planning permission had been granted (now lapsed) for a 1st floor addition and the utility room could be converted to a ground floor bedroom for say an elderly relative. Planning Ref:17/02535/HHOLD

Tadworth village offers local shops including a post office/general store, family butcher, bakery and restaurants, and Tadworth Station provides services to London Bridge and Victoria. Many fine walks can be enjoyed within the nearby open spaces of Epsom Downs and Walton Heath and there are schools, both private and state run for all age groups in the area. The M25 can be accessed via the A217 and is 4 miles to the south, there are a choice of major centres within easy reach including Epsom, Banstead and Reigate plus an Asda superstore at Burgh Heath offering comprehensive shopping facilities.

PRICE: **£795,000** FREEHOLD







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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



michael-everett.co.uk

