



**KINGSWOOD ROAD, TADWORTH, SURREY, KT20**

**£790,000**

FREEHOLD

**Winkworth**





## KINGSWOOD ROAD

TADWORTH, SURREY, KT20

**THIS BEAUTIFULLY PRESENTED THREE  
BEDROOM SEMI-DETACHED ART DECO STYLE  
HOUSE, IS OFFERED TO THE MARKET WITH NO  
ONWARD CHAIN.**

Kingswood Road is a short stroll from Tadworth train station and village shops including independent traders such as award winning gift shop, butcher, fishmonger, bakery, dry cleaners, vets, hairdressers and florist as well as 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.



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Offered to the market with no onward chain, this lovely property has a bright and spacious feel, with a contemporary finish throughout. The house offers further scope to extend subject to the normal consents.

The welcoming hallway and two main reception rooms, benefit from attractive parquet flooring. The living room has a feature fireplace and large bay window to the front and leads through into the rear dining room with french doors opening into the garden. The modern kitchen has space for a breakfast table, and together with the adjacent utility room, it offers a range of eye and low level units, ample worktop space and some integrated appliances. A downstairs WC completes the ground floor.

The first floor continues to impress, with three good sized double bedrooms and a four piece family bathroom which includes a walk-in shower. The principal bedroom has a bay window to the rear overlooking the garden, and the second and third bedrooms have built in wardrobes.

The secluded rear garden has a large patio, substantial lawned area and a second patio/seating area at the end of the garden which is complimented by a summer house.

Set well back from the road, the house has a larger than average driveway which provides off street parking for several cars, and access to the garage.

Tadworth Primary School and Chinthurst School are both within easy reach. A more comprehensive range of shops, bars and restaurants can be found in Epsom Town Centre which is just a short drive away. The M25 J8 is 3.5 miles away and allows access to both Heathrow and Gatwick airports, whilst the famous Epsom Racecourse and the surrounding Green Belt offer walks and bridle ways ideal for the riding, cycling and walking enthusiast.

## BANSTEAD OFFICE

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### AT A GLANCE...

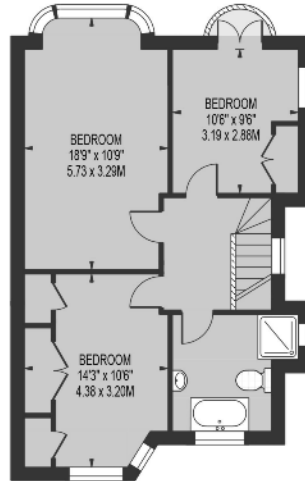
- Entrance Hall
- Living Room - 19'3" x 11'9" (5.85m x 3.56m)
- Dining Room - 12'6" x 9'9" (3.82m x 2.94m)
- Kitchen - 10'6" x 10'3" (3.20m x 3.12m)
- Utility Room - 22'3" x 7'3" (6.80m x 2.20m)
- Downstairs WC
  
- Bedroom 1 - 18'9" x 10'9" (5.73m x 3.29m)
- Bedroom 2 - 14'3" x 10'6" (4.38m x 3.20m)
- Bedroom 3 - 10'6" x 9'6" (3.20m x 2.88m)
- Family Bathroom
  
- Garage - 15'1" x 8'0" (4.60m x 2.44m)
- Garden - 105' (31.8m)



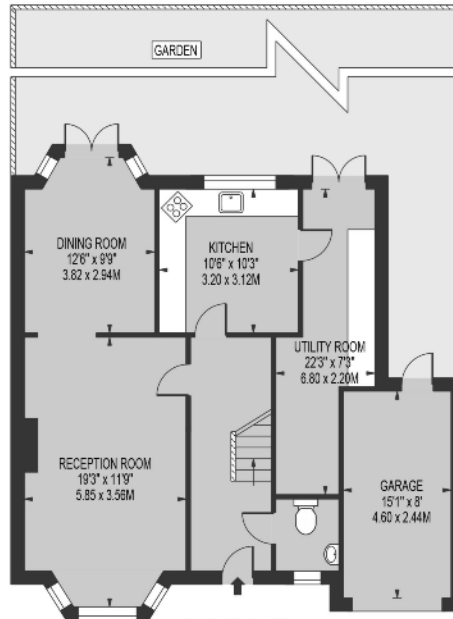


## KINGSWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1277 SQ FT - 118.65 SQ M  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 121 SQ FT - 11.22 SQ M



FIRST FLOOR



GROUND FLOOR  
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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