



18 Kingswood Road, Tadworth, Surrey, KT20 5EG

Price Guide £1,050,000



- SOUGHT AFTER LOCATION
- FOUR/FIVE BEDROOMS
- TRADITIONAL PERIOD FEATURES
- EXTENSIVE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- DETACHED FAMILY HOME
- WALKING DISTANCE FROM SHOPS
- DRIVEWAY FOR MULTIPLE CARS
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN

Description

Patrick Gardner in association with Johnson's Independent Property Agents, are delighted to offer to market this spacious four/five bedroom extended detached family home with character features. Located in a popular sought-after location, the accommodation comprises an entrance hall with stairs leading to the first floor, two storage cupboards, a front living room with bay windows, a spacious rear extension with an open plan family room/dining area and kitchen, study/fifth bedroom, utility room, shower room and a large ground floor double bedroom overlooking the rear garden. On the first floor, there are a further three double bedrooms and a generous family bathroom.

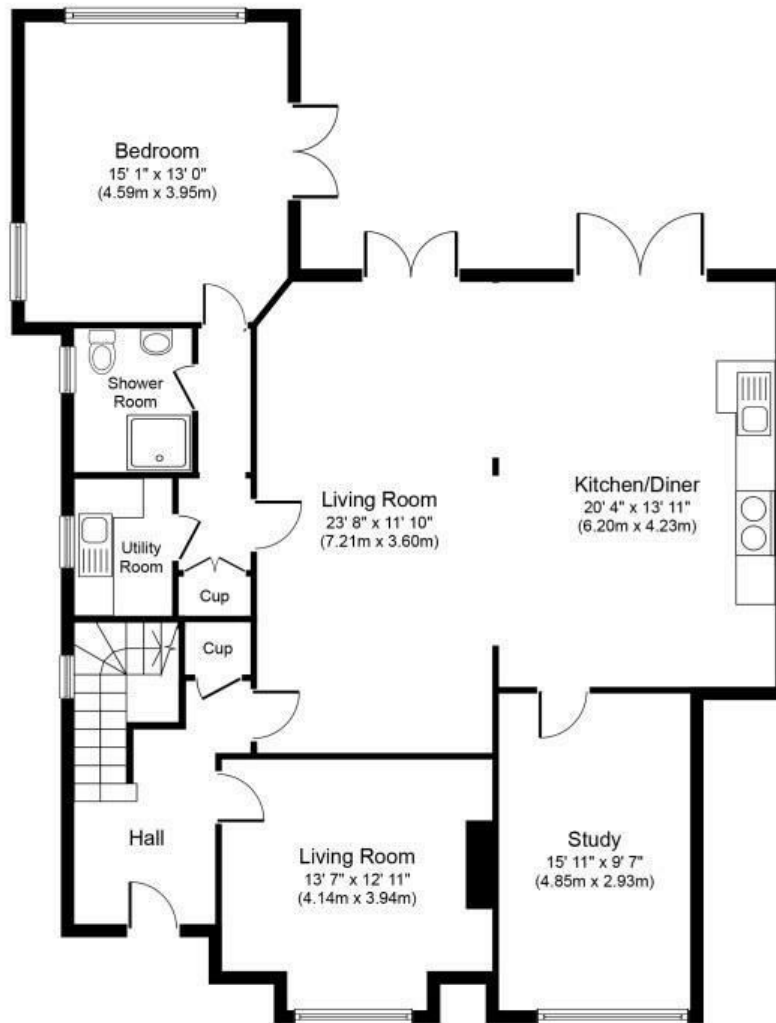
The front garden is screened with hedge borders, mature trees, and a multi-car shingle driveway. The rear garden is mainly laid to lawn and includes mature borders, a rewilding garden area to the rear with a variety of wildflowers and fruit trees and a wood decked area. The property presented in good order throughout and should be viewed to appreciate the extensive family accommodation, space, and opportunity on offer (see the Interactive Floor Plan) with potential to further extend (STPP).



Situation

Tadworth village lies on the outskirts of the North Downs and is within a short flat walk offering a thriving village community to include many shops and independent traders. It is centrally placed for access to all parts of South East England via junction 8 of the M25 which is approximately 4 miles to the South. This provides access to the motorway network and both Gatwick (16miles) and Heathrow (32miles) airports. The area provides a wide choice of private and state schools including the nearby Tadworth Primary School together with many recreational pursuits. In addition to the local shops the larger towns of Epsom, Sutton and Kingston provide more comprehensive shopping centres. Epsom Downs offers 600 acres of unspoilt green belt countryside from which the city of London can be seen and of course is home to the world famous Derby.

Tenure	Freehold
Lease	N/A
Service Charge	N/A
Ground Rent	N/A
EPC	D
Council Tax Band	F



Ground Floor
Approximate Floor Area
1,350 sq. ft.
(125.4 sq. m.)



First Floor
Approximate Floor Area
647 sq. ft.
(60.1 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 or tenant. 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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