



TOTAL APPROX. FLOOR AREA 2549 SQ.FT. (236.8 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. 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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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		
	71	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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England & Wales EU Directive 2002/91/EC



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76 | The Avenue | Tadworth | Surrey  
 KT20 5DE

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## 76| The Avenue | Tadworth | Surrey | KT20 5DE

Situated on this bold corner plot is this 4/5 bedroom detached property which has been beautifully renovated by the current owners and now offers spacious and flexible accommodation over two floors and benefits from an additional studio room in the garden with en-suite facilities.

Situated on this bold corner plot on the edge of Tadworth village, is this elegant yet substantial four/five-bedroom detached home, which has been comprehensively and lovingly restored and upgraded over recent years by the current owners. The programme of improvements includes; new roof tiles, replaced windows and doors to the majority of the house, new boiler and heating system, bespoke fitted wardrobes and new carpets. Some three years ago the kitchen and bathrooms were replaced to a high specification and the whole of the interior has been stylishly re-modelled to an extremely high standard. To the outside, external works have been done, including a full width stone terrace with remote lighting, newly laid lawn and a brand new detached bespoke studio/home office, with gym room, shower-room, kitchenette area, heating, double glazing and outside decking/lighting.

The accommodation includes a storm porch, large entrance hall with stairs to first floor, downstairs wet room, dining room/bedroom five, sitting room, large open plan kitchen/dining room, family room/utility room, and to the first floor there are four further bedrooms and large luxury family bathroom.

The property benefits from a large frontage on the corner

of The Avenue and Kingswood Road, with a gravelled in and out driveway and forecourt area for ample private and visitors parking. The rear garden is mainly laid to lawn (summer 2020), with a full width stone terrace from the rear of the house, external lighting, closed boarded fencing, and all enjoying a sunny and secluded aspect.

The house is perfectly located for access to the Epsom Downs, as well as Tadworth Train Station offering regular trains into London, and a short walk away from local shops and facilities including independent traders such as butcher, fishmonger, baker, hairdresser, coffee shop, dry cleaner, vet, bank, restaurant, 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. For the commuter, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There is a variety of schools within the area including Tadworth Primary School and Chinthurst Prep School as well as City of London Freeman's School and Epsom College to name but a few.

We hope that we have offered enough information to persuade you that you should view the property internally; something we think is required to fully appreciate the virtues of this stylish home. For any further details or to arrange a private viewing, please contact a member of our sales team on 01737 817718.

**Price: £1,225,000**