



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower CO2 emissions	B
Decent energy efficiency - lower CO2 emissions	C
Energy inefficient - higher CO2 emissions	D
Very energy inefficient - higher CO2 emissions	E
Very very energy inefficient - higher CO2 emissions	F
Very very very energy inefficient - higher CO2 emissions	G

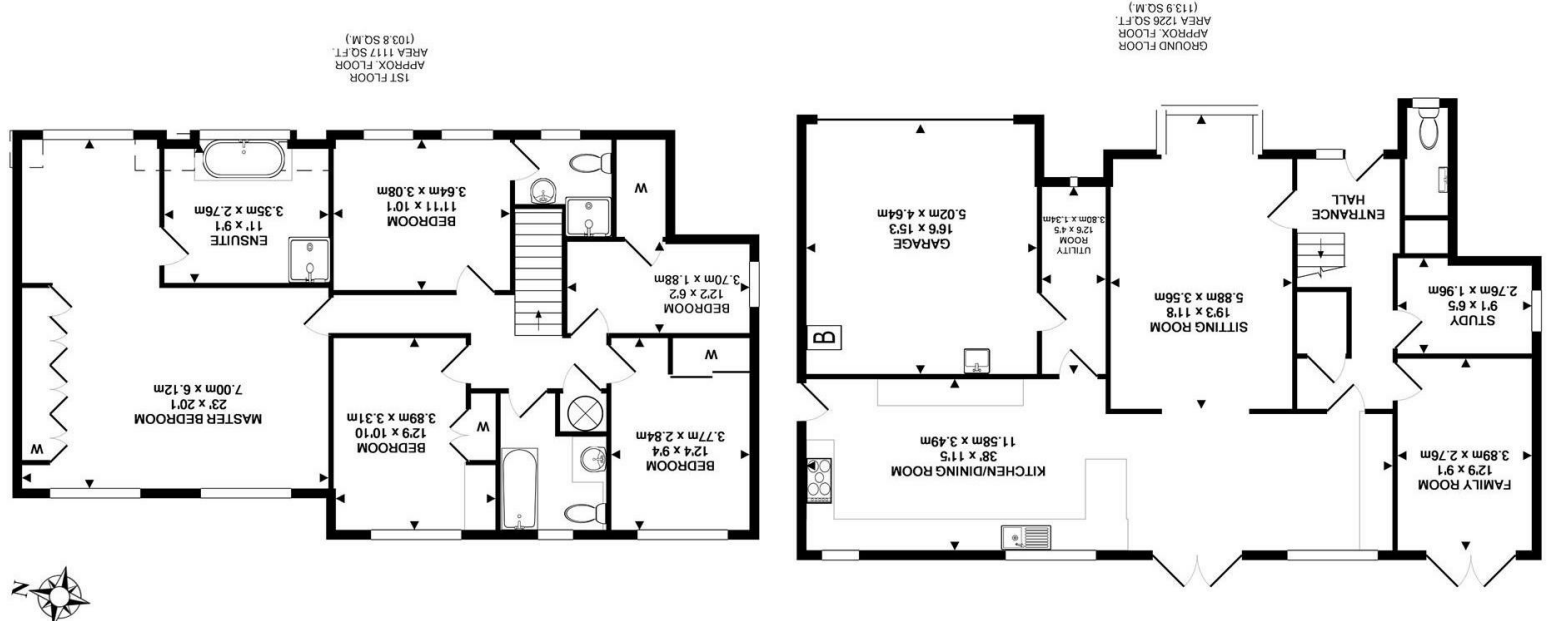
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These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.

48 Walton Street, Tadworth, KT20 7RT
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Notes:
 1. All measurements are approximate and no responsibility is taken for any error.
 2. The 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 is made with respect to their operation or efficiency can be given.
 3. Measurements are taken to the internal face of the wall unless otherwise stated.
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5 | Heathlands | Tadworth | Surrey
 KT20 5RA





dressing area and spacious en-suite bathroom, a guest bedroom with en-suite shower room, three further bedrooms and family bathroom.

Amongst many of the features are the modern kitchen with access to rear garden, wooden floors, down lighters, modern bathrooms, double glazing, gas fired heating by radiators and more besides. The outside areas are also impressive and serve the property well with a large tarmac driveway providing ample private and visitors' parking, flanked by lawns and giving access to the integral double garage. The rear garden enjoys a secluded aspect with full width paved terrace leading on to formal lawns.

The village of Tadworth offers a wide selection of shopping facilities such as independent butchers, baker/cafe, fishmongers, dry cleaners, off licence/village store, opticians, TSB Bank, gift shop, coffee house and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Station Fish and Chips, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. The property is within catchment for Tadworth Primary School, which is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby

and the M25 motorways are accessed at either junctions 8 or 9. Recreational facilities are located at venues such as Tadworth Leisure Center, Kingswood Golf Club, Surrey Downs Golf Club, Walton Heath Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

To arrange a private viewing or for further information please call our Walton on the Hill office on 01737 817718 and speak to a member of our sales team.

5 | Heathlands | Tadworth | Surrey | KT20 5RA

An attractive 5 bedroom detached home, beautifully presented throughout and boasting a very large master bedroom suite and set in a small exclusive cul-de-sac on the edge of Tadworth village with integrated garage, private parking and good sized secluded garden.

Full Description

The accommodation comprises of a large hallway, cloakroom, study, family room, sitting room and wonderful open plan kitchen area with underfloor heating that runs 38' across the back of the house and provides an excellent area for modern living. To the first floor is an impressive principal bedroom with

Asking Price: £1,100,000

