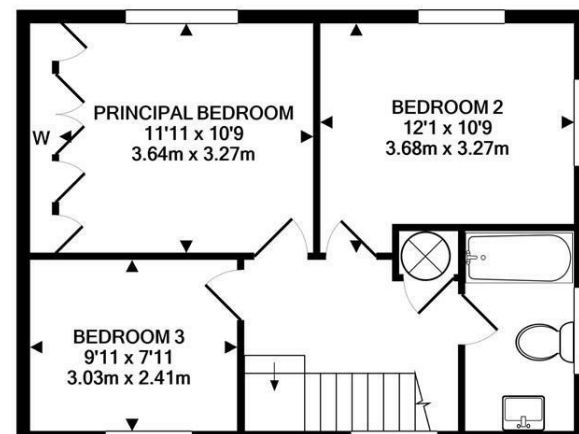


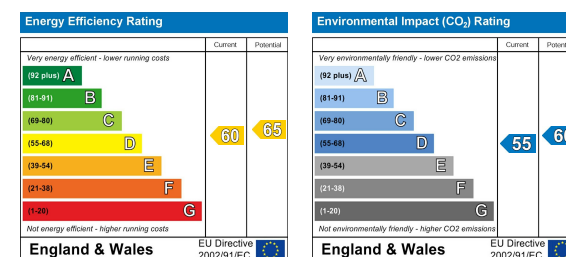
GROUND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 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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The Fern Leaf, 21 | Tadworth Street | Tadworth | Surrey
KT20 5RJ

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www.kennedys-ipa.co.uk - Kennedys' Residential Ltd

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The Fern Leaf, 21 | Tadworth Street | Tadworth | Surrey | KT20 5RJ

This picture perfect 3 bedroom cottage is a real treat, situated just a short walk from Tadworth village and train station, it has been beautifully modernised with a stunning kitchen/breakfast room extension and offers well laid out generous accommodation over two floors with off street parking and side access.

This stunning three-bedroom semi-detached property has been both modernised and completely refurbished by the current owners since 2015 and boasts stylish living accommodation over two floors.

Downstairs the entrance hall with under stairs storage, WC and cloaks cupboard opens to a welcoming sitting room with bay window, plantation shutters, feature fireplace with wood burning stove, bespoke storage units with double doors opening to the spacious dining/family room with sliding doors to rear garden. The solid wood, shaker style kitchen with an abundance of base and wall units, quartz worktops, Belfast sink and integrated appliances to include; Rangemaster range, dishwasher, washing machine, with space for fridge freezer and tumble dryer.

Upstairs are three double bedrooms, the principal with fitted wardrobes. The family bathroom enjoys a panel enclosed bath with waterfall shower over, stylish towel rail and sink with vanity unit making for a relaxing bathing experience.

The house is beautifully presented and maintained throughout and some of the many features include, GCH via radiators, UPVC double glazed windows, double glazed sliding doors to rear garden, solid wood kitchen with integrated appliances, engineered oak flooring to the ground floor, plantation shutters, neutral carpet to the stairs and upstairs accommodation.

Outside the property there is a pretty gravel front garden with a wealth of planting and parking for two cars. To the rear is a good size garden which is mainly laid to lawn with mature shrubs and bushes, a garden shed, a porcelain paved patio area ideal for entertaining and access to the front garden.

Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as

butcher, fishmonger, baker, dry cleaner, vet, hairdressers as well as a bank, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including Tadworth Primary School, Chinthurst Prep School, and the renowned City of London Freeman's School and Epsom College. Local recreational facilities are located at venues such as Tadworth Leisure Centre, Kingswood Golf Club, Surrey Downs Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park and others besides.

For further information, or to arrange a private viewing please contact us on 01737 817718.

Price: £695,000

