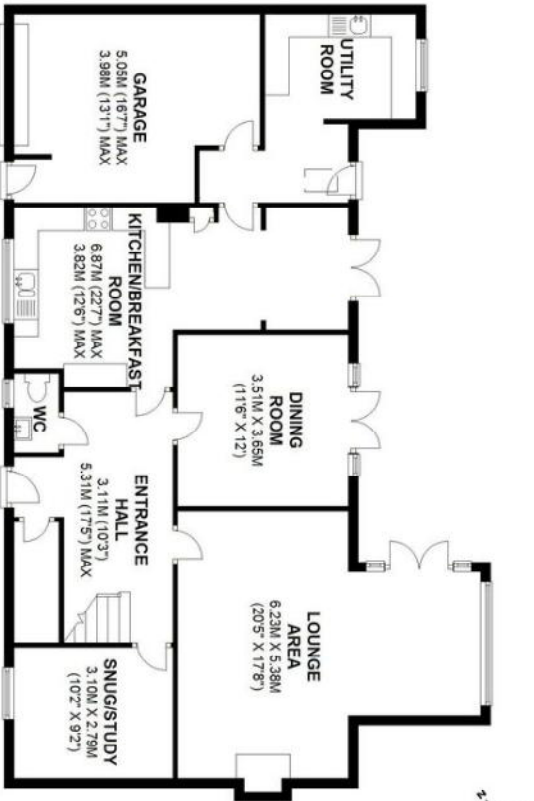




9 | Tower Road | Tadworth
Surrey | KT20 5QY



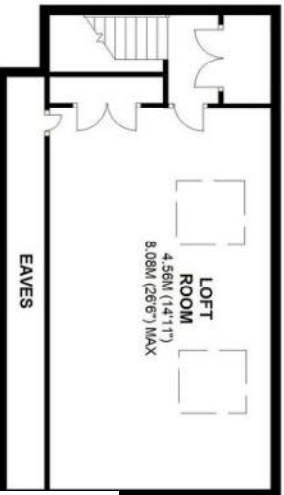
GROUND FLOOR
APPROX. 182 SQ. METRES (1272.6 SQ. FEET)



FIRST FLOOR
APPROX. 94.0 SQ. METRES (1011.8 SQ. FEET)



SECOND FLOOR
APPROX. 52.1 SQ. METRES (561.0 SQ. FEET)



TOTAL AREA: APPROX. 264.4 SQ. METRES (2845.4 SQ. FEET)

Energy Efficiency Rating		Environmental Impact CO2 Rating	
Current	Potential	Current	Potential
100% energy efficient - lower running costs		Net zero emissions - zero CO2 emissions	
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
100% energy efficient - higher running costs		Net zero emissions - high CO2 emissions	
50	63	47	65



48 Walton Street | Walton on the Hill | Surrey | KT20 7RT
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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 con statements of 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.



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This attractive double fronted family residence is believed to have been built in the 1920's and sits on a good sized plot on one of Tadworth's most sought after locations, being conveniently located for local shops, schools, station and all other local amenities including Walton Heath. The house is well maintained throughout with modern kitchen, bathrooms and general decoration and the accommodation spread over three floors including large hallway, lounge, dining room, study, kitchen/breakfast room, rear lobby and utility area, four bedrooms to the first floor with two en-suites, dressing room to master bedroom, family bathroom and a large 26' (7.92m) loft room / playroom on the second floor.

The property has a brick paved driveway to the front with an integral garage and recently landscaped rear gardens. We would certainly recommend a viewing to fully appreciate this quality village home.

Tadworth village provides a range of local shops and trades, including independent butchers, greengrocer / deli, fishmongers, bakers, and more besides, whilst banks, post-office, chemist, florist and dry cleaners are also available all within easy reach. Local schools such as Tadworth Primary and the mainline station are also in close proximity, as are local restaurants, pubs and of course Walton Heath. The M25 motorway is accessible from either junctions 8 or 9.

For further information and to arrange a private viewing, please contact Kennedys' on Tel: -01737 817718.

Price: Offers in Excess of £899,950