

The PERSONAL Agent

# 16 Stanton Grove, Tadworth

£525,000

# 16 Stanton Grove

## Tadworth

- Spacoius sitting room with bi folding doors leading to garden
- Off street parking
- Two double bedrooms
- No onward chain
- Private cul de sac location
- Modern family bathroom finished to a high contemporary specification
- Stylish shaker style kitchen with premium Siemens integrated appliances
- Private garden directly backing woodland

A beautifully presented two bedroom home in the heart of sought after Tadworth, offering stylish contemporary living and a landscaped rear garden.

Featuring a spacious open plan living area with bi fold doors, a high specification Siemens kitchen, and two allocated parking spaces.

Ideally located within walking distance of the village centre, excellent schools, and Kingswood station, with direct links to London.











**Description**

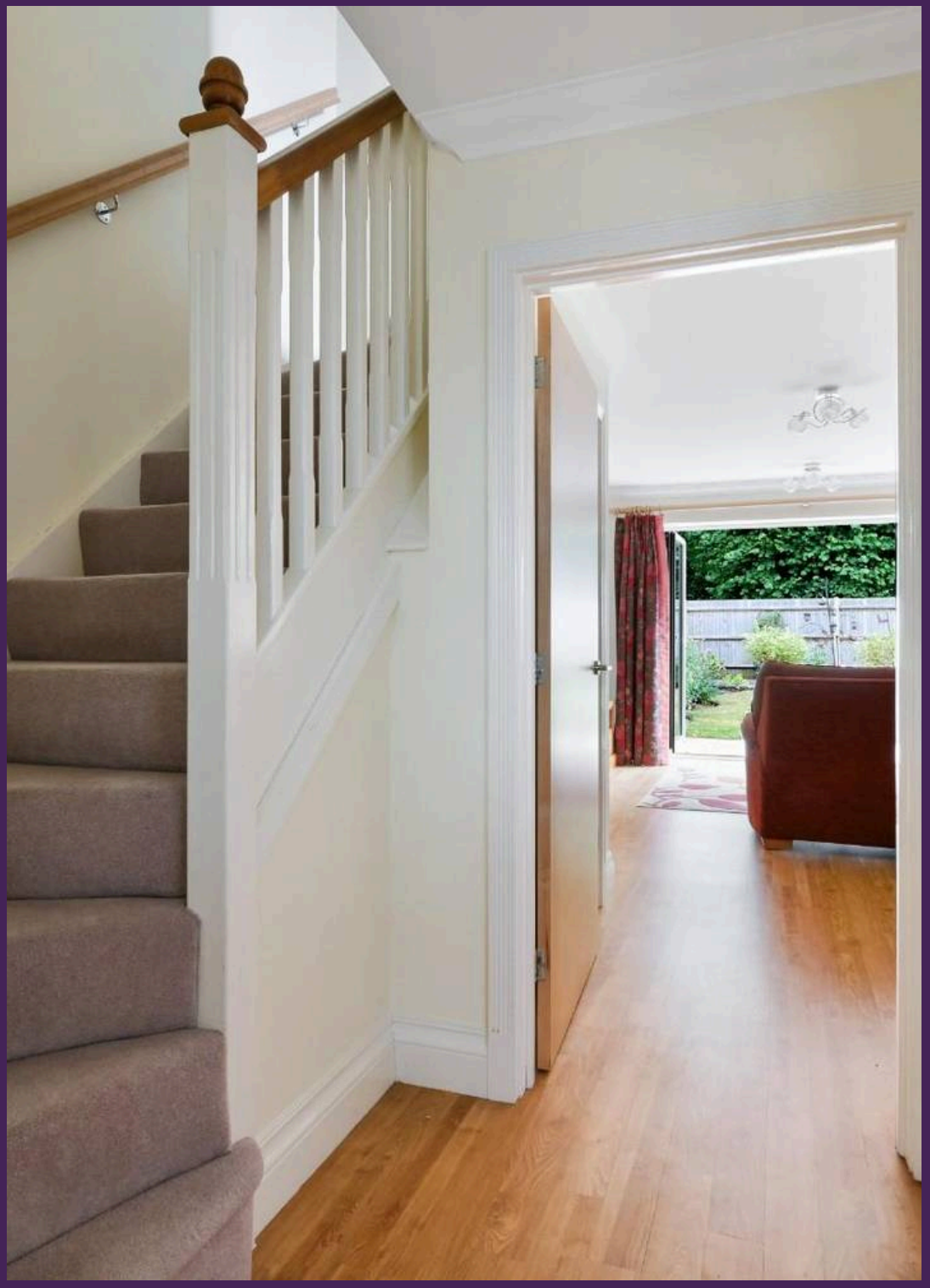
Situated in the desirable Surrey village of Tadworth, this attractive two-bedroom home offers stylish, thoughtfully designed accommodation and excellent outdoor space, ideal for first-time buyers, professionals or downsizers.

The ground floor features a welcoming entrance hall, cloakroom and beautifully appointed shaker-style kitchen with integrated Siemens appliances.

To the rear, the generous open-plan living and dining room benefits from large bi-fold doors opening onto the landscaped garden, creating a bright and versatile space ideal for entertaining. Upstairs are two spacious bedrooms and a contemporary family bathroom.

The principal bedroom overlooks the rear garden and benefits from a substantial built-in wardrobe, while the second bedroom features fitted storage and two front-facing windows.

Outside, the low-maintenance rear garden combines a paved terrace and lawn, with side access to the front and two allocated parking spaces.



Enjoying an enviable position in the heart of Tadworth, the property is perfectly placed to take advantage of the village's excellent selection of everyday amenities.

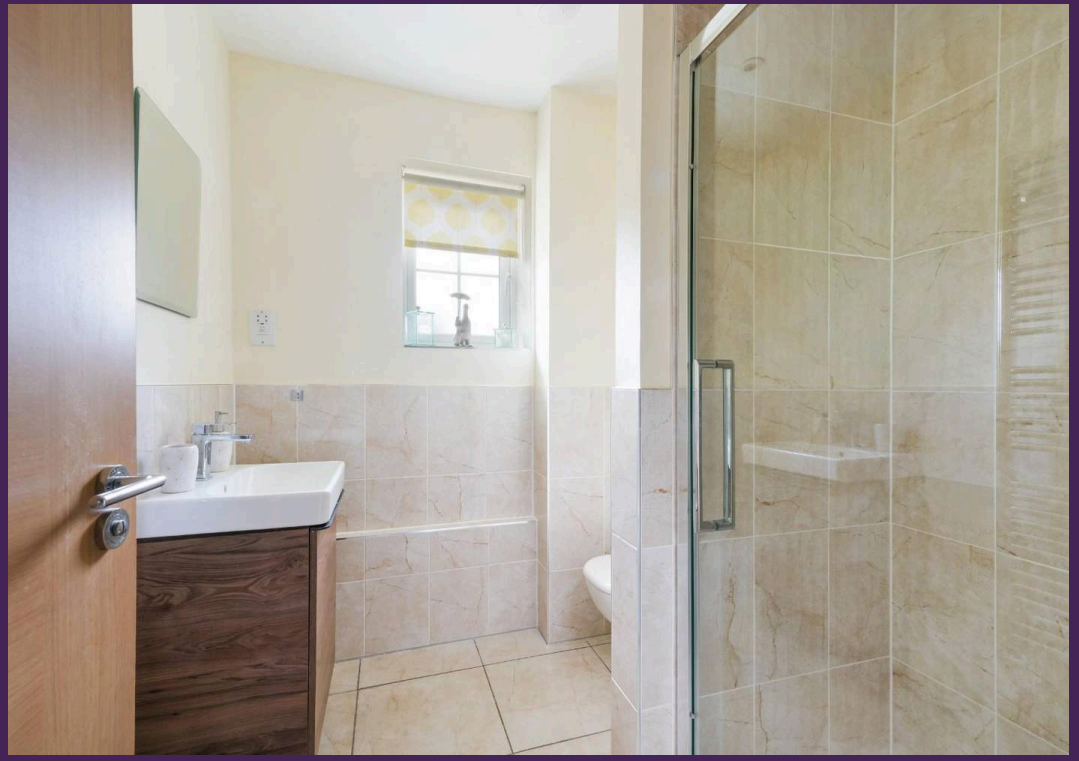
Just a short stroll away, the high street offers a charming mix of independent retailers, including a traditional butcher, bakery, fishmonger, florist, and dry cleaner, alongside cafés, restaurants, and a convenient village supermarket.

For commuters, Kingswood railway station is approximately half a mile from the property, providing regular direct services into London, while the surrounding road network offers straightforward access to the M25, A217, and A24. The area is particularly well regarded for its excellent educational provision, with a choice of highly regarded state and independent schools nearby, including Tadworth Primary School, Chinthurst School, City of London Freemen's School, and Epsom College. Residents are also well catered for when it comes to leisure and recreation.

A number of prestigious golf courses, including Kingswood Golf Club and Surrey Downs Golf Club, are within easy reach, while the RAC Club at Woodcote Park and David Lloyd health clubs in Epsom and Cheam provide first class fitness and sporting facilities. Combining a desirable village setting with excellent transport connections, highly regarded schools, and an outstanding range of local amenities, this superb home offers an exceptional lifestyle opportunity in one of Surrey's most sought after locations.





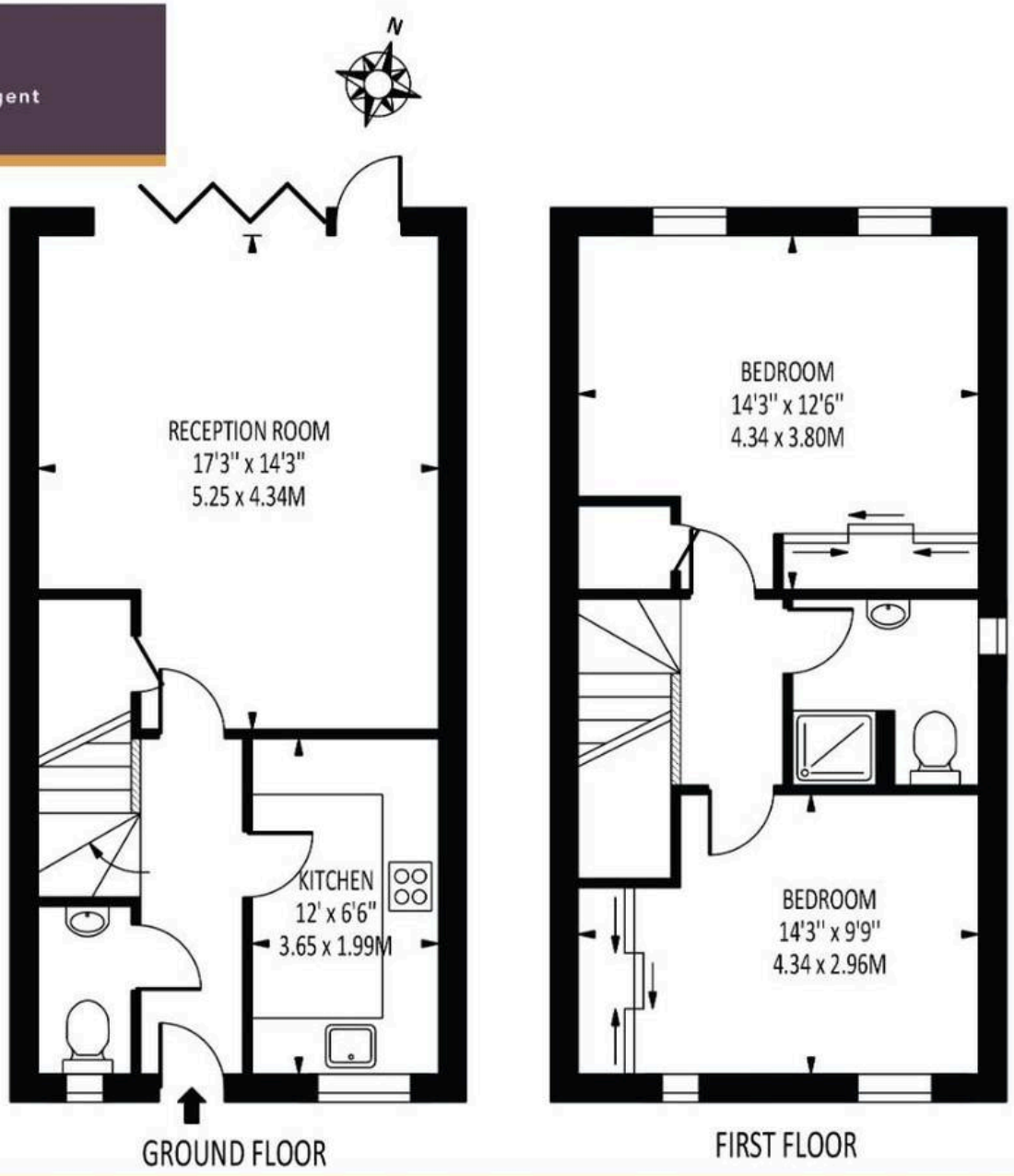




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Total Area: 833 SQ FT • 77.40 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




# The Personal Agent Ltd

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