



Josephine Avenue, Lower Kingswood, Tadworth, KT20

Approximate Area = 1616 sq ft / 150.1 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 2002 sq ft / 185.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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JOSEPHINE AVENUE, TADWORTH KT20 7AQ

GUIDE PRICE £785,000

A BEAUTIFULLY POSITIONED FOUR-BEDROOM DETACHED FAMILY HOME OFFERING GENEROUS ACCOMMODATION, A MATURE REAR GARDEN, EXCELLENT PARKING, AND A RANGE OF MODERN ENERGY-EFFICIENT FEATURES INCLUDING SOLAR PANELS AND BATTERY STORAGE.

THE PROPERTY PROVIDES WELL-BALANCED FAMILY ACCOMMODATION, INCLUDING A SPACIOUS RECEPTION ROOM, GENEROUS KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM, HOME OFFICE AND FOUR WELL-PROPORTIONED BEDROOMS. THE LAYOUT OFFERS EXCELLENT FLEXIBILITY FOR BOTH FAMILY LIVING AND ENTERTAINING.

TO THE REAR IS A PRIVATE, MATURE GARDEN WITH A DEDICATED PERGOLA SEATING AREA, CREATING AN IDEAL SPACE FOR OUTDOOR DINING AND ENTERTAINING. TO THE FRONT, A GENEROUS DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND ACCESS TO THE INTEGRAL GARAGE WHICH INCLUDES EV CHARGING POINT.

SITUATED IN LOWER KINGSWOOD, THE PROPERTY ENJOYS EASY ACCESS TO LOCAL AMENITIES IN KINGSWOOD, TADWORTH AND REIGATE, TOGETHER WITH EXCELLENT SCHOOLING AND BEAUTIFUL SURROUNDING COUNTRYSIDE. KINGSWOOD AND TADWORTH RAILWAY STATIONS PROVIDE CONVENIENT COMMUTER CONNECTIONS, WHILE THE A217 AND M25 OFFER EXCELLENT ROAD LINKS.

A SUBSTANTIAL AND ATTRACTIVE DETACHED FAMILY HOME IN A HIGHLY REGARDED SURREY LOCATION, COMBINING VERSATILE ACCOMMODATION, SUPERB OUTDOOR SPACE, AND MODERN ENERGY-SAVING TECHNOLOGY.

- FOUR-BEDROOM DETACHED FAMILY HOME WITH SPACIOUS AND VERSATILE ACCOMMODATION
- GENEROUS RECEPTION AND KITCHEN/DINING AREAS, PLUS SEPARATE UTILITY ROOM AND HOME OFFICE
- PRIVATE MATURE REAR GARDEN WITH PERGOLA, IDEAL FOR OUTDOOR DINING AND ENTERTAINING
- SOLAR PANELS WITH BATTERY STORAGE, INTEGRAL GARAGE, EV CHARGER AND OFF-STREET PARKING
- COUNCIL TAX BAND E
- EPC RATING C

