

CANONS LANE, BURGH HEATH, TADWORTH, SURREY, KT20 **£540,000** FREEHOLD

Winkworth





CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

THIS THOUGHTFULLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE HAS BEEN MODERNISED, AND OFFERS A CONTEMPORARY FINISH THROUGHOUT.

Canons Lane is a delightfully quiet road close to local shops, and is within a short distance of Banstead Village with its excellent High Street shopping that includes a Waitrose supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide walks and cycling routes. Walton Heath and Epsom Downs are also easily accessible. The A217 provides easy access to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station. Tattenham Corner, Banstead and Tadworth stations are also all within easy reach.







CANONS LANE

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This extended three bedroom house situated in a semi-rural position enjoys views across open farmland to the front and is offered For Sale in excellent order throughout.

The ground floor accommodation comprises a large, double aspect open-plan sitting/dining room, a bright and spacious refitted kitchen with bi-folding French doors to the garden, and a separate utility room and cloakroom.

On the first floor there are two double bedrooms, a single bedroom (currently used as a dressing room) and bathroom with bath and separate shower.

Outside to the front, there is off-road parking for several cars and a useful outside tap. A side access gate leads to purpose-built storage unit with power, lighting and plumbing. The attractive and secluded south-westerly facing rear garden is predominantly lawned with an area of paving adjacent to the property and has a covered seating area and a storage shed.

All in all a superb opportunity to acquire a family home in a convenient location close to well-regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside.

BANSTEAD OFFICE
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AT A GLANCE…

- Entrance Hallway
- Cloakroom
- Living Area - 12’7” x 12’0” (3.84m x 3.65m)
- Dining Area - 11’0” x 8’10” (3.35m x 2.69m)
- Reception Area - 11’2” x 9’6” (3.40m x 2.90m)
- Kitchen - 17’8” x 7’11” (5.38m x 2.41m)
- Utility - 8’9” x 6’0” (2.67m x 1.83m)

- Bedroom 1 - 12’5” x 9’1” (3.78m x 2.77m)
- Bedroom 2 - 12’4” x 9’2” (3.76m x 2.79m)
- Bedroom 3 - 9’4” x 6’0” (2.34m x 1.83m)
- Family Bathroom - 7’8” x 6’0” (2.18m x 1.83m)

- Garden - 52’ (15.85m)
- Storage Shed - 22’6” x 6’6” (6.86m x 1.98m)

- Council Tax Band - E









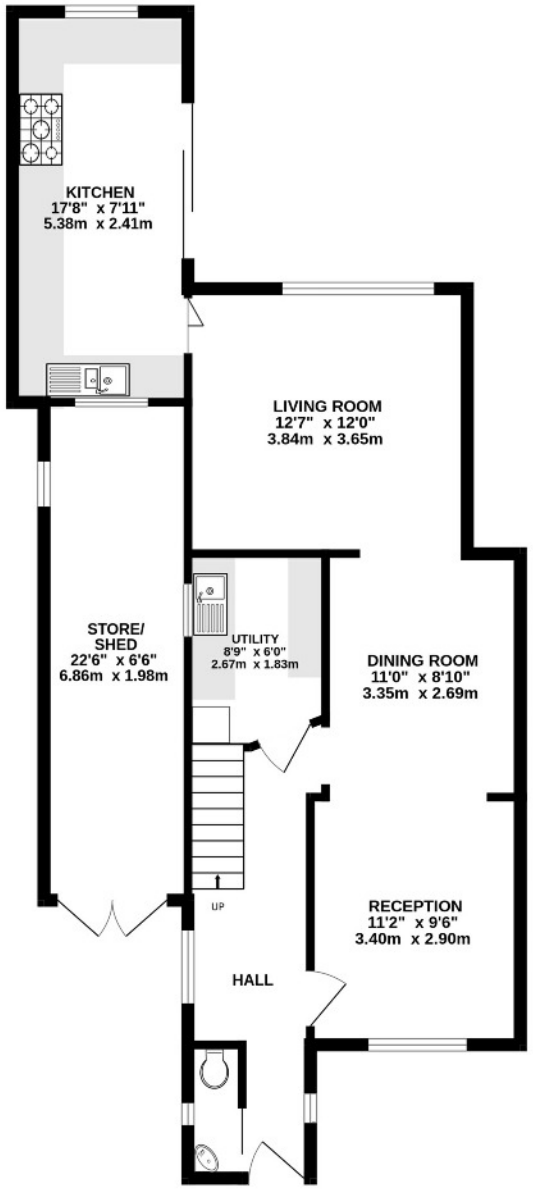




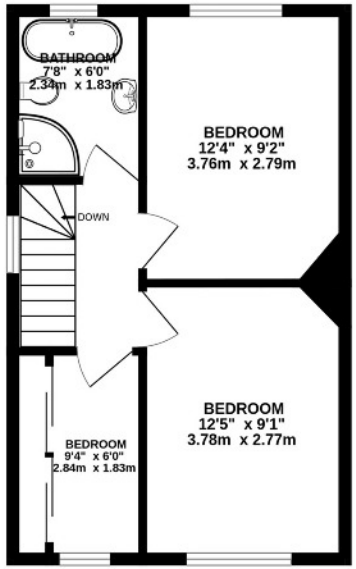


Canons Lane, Burgh Heath

INTERNAL FLOOR AREA
(APPROX.) 1184 sq ft/ 110.0 sq m
Garden extends to 52 ft/ 15.85 sq m.



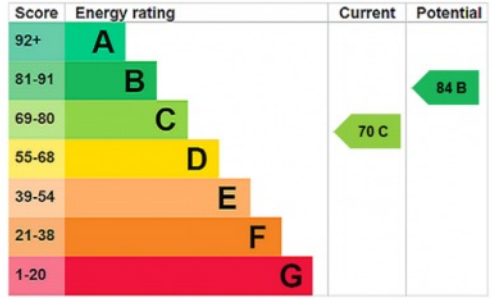
GROUND FLOOR



FIRST FLOOR

Winkworth

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