



Beechen Lane
Lower Kingswood, Tadworth - £395,000

Johnson's
Independent Property Agents
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the property



Beechen Lane **Lower Kingswood,** **Tadworth**

£395,000

- Open Plan Living Room and Dining Room
- 2 Double Bedrooms
- Fantastic South Facing Garden
- Feature Fireplace and Log Burner
- Driveway for 2 cars
- Gas Central Heating
- Double Glazing
- Easy access to the M25
- Kingswood Mainline Station
- Close to miles of open country side

Johnson's are pleased to offer to the market this charming mid terrace cottage situated in a sought after road in Lower Kingwood.

The property has been very well maintained by the current owners includes an entrance hall, cosy living room with a feature fireplace and log burner, through dining area, fitted country style kitchen. Upstairs there are two double bedrooms and a family bathroom. Outside is a fantastic private south facing garden with two separate seating areas, mainly laid to lawn with mature shrubs and borders. The end of the garden overlooks fields and open countryside. There is an attractive landscaped front driveway with off road parking for two cars. Further benefits include gas central heating and double glazing throughout. This property is located close to miles of open country side ideal for walkers, cyclist and dog lovers. Beechen Lane is accessed off of Chipstead lane or the A217 between Kingswood and Lower Kingswood with village shops being approximately 10 minutes' walk away. Kingswood Mainline Railway station offering good



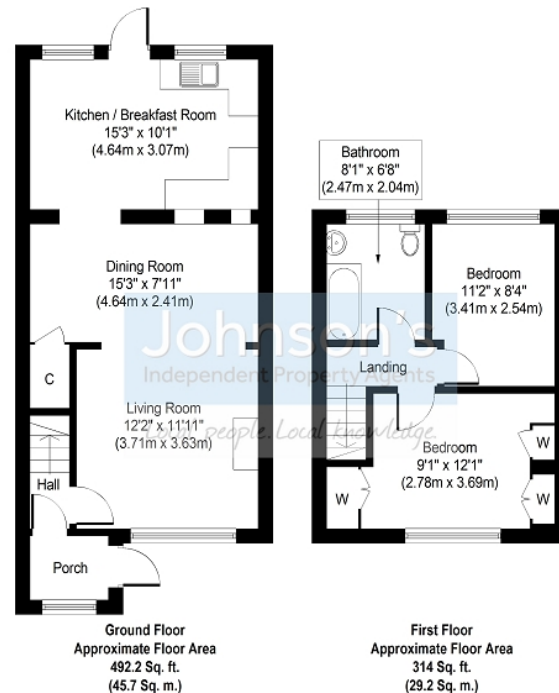
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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the local area



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