



Beechen Lane  
Lower Kingswood, Tadworth - £389,000

Johnson's  
Independent Property Agents

*Local people. Local knowledge.*



## the property



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

£389,000

- 3 Bedrooms
- Open Plan Kitchen/Diner
- En-suite Bathroom
- Family Bathroom
- Large Garage at rear of the property
- New Gas Central Heating & Electrics
- Double Glazing
- Popular Quiet Residential Road
- Easy access to the M25
- No Onward Chain

Johnson's are pleased to offer to the market this charming extended three bedroom, one ensuite shower room plus family bathroom, cottage with a good size front and rear garden, extended rear patio area with new wood decking and a garage with rear access, located in a popular non-through residential road in Lower Kingswood. Accommodation comprises double glazed entrance porch, hallway, cosy living room with a feature log burner, through to a recently refurbished open planned kitchen/diner with new French doors to the rear garden and a family bathroom on the ground floor. Upstairs there is a master bedroom with an ensuite shower and two further bedrooms. Outside, there is a front garden mainly laid to lawn with mature borders, a rear garden with a large patio area and extended decking also benefiting from access to a large detached garage. Further benefits include new gas central heating, new updated electric wiring and circuit board and modern double glazing throughout. This property is located close to miles of open country side ideal for walkers.



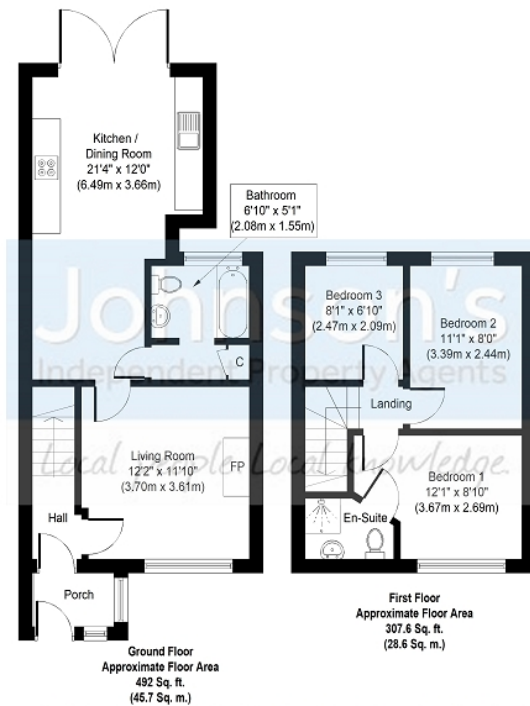
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		88	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	68		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every effort 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 mis-statement. 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 here will not be applied or guaranteed as to their operability or efficiency can be given.  
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the local area



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