



Preston Lane
Tadworth Offers In Excess Of £400,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Preston Lane Tadworth

Offers In Excess Of
£400,000

- OPEN DAY SATURDAY 17th July 2021
- 3 Bedrooms End of Terrace Family Home
- Good size family room
- Separate Dining Room with access to Garden
- Large Kitchen
- Short walk to Local shops
- Close to Tadworth Mainline Station
- Easy Access to M25 motorway
- No Onward Chain

****OPEN DAY SATURDAY 17th July 2021****Johnson's are delighted to offer to the market this spacious 3-bedroom end of terrace family home within walking distance of local shops and both Tadworth and Tattenham Corner railway stations with NO ONWARD CHAIN. The accommodation briefly comprises of a secure entrance porch to the front door, hallway, living room through double doors to the rear dining room with French double-glazed doors to the rear garden, internal door to the fitted kitchen from hall or dining room also with a door to the well-maintained landscaped back garden, to include brick storage buildings, large shed and a toy carp pond. Upstairs comprises of 2 double bedrooms, a single 3rd bedroom all with built in wardrobes, a family bathroom and a separate toilet. The large loft is fully boarded and installation with a high roof clearance to easily convert to an additional loft room STPP. Outside to the front there is off street parking for several cars with side access to the garden



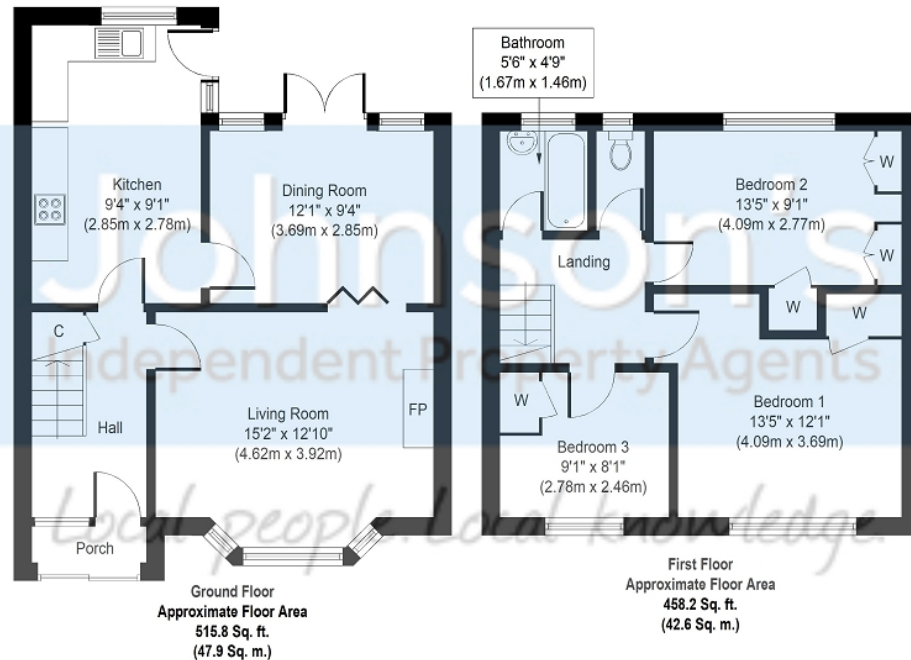
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



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Mail: johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk
Addr: Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP
Sales: 01372 721722 **Lettings:** 01372 878545

