



Beechen Lane  
Lower Kingswood, Tadworth - Offers Over  
£450,000

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## the property



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

Offers Over £450,000

- A character 3-bedroom mid-terrace family home.
- Open plan Living room with dark oak wood beam ceilings
- Exposed brick fireplace with oak beam mantel shelf and log burner insert.
- Fully fitted kitchen with custom-made E&K make white gloss fitted units and black granite worktops.
- Utility room with ample storage units.
- Fully fitted family bathroom.
- Off street parking for several vehicles.

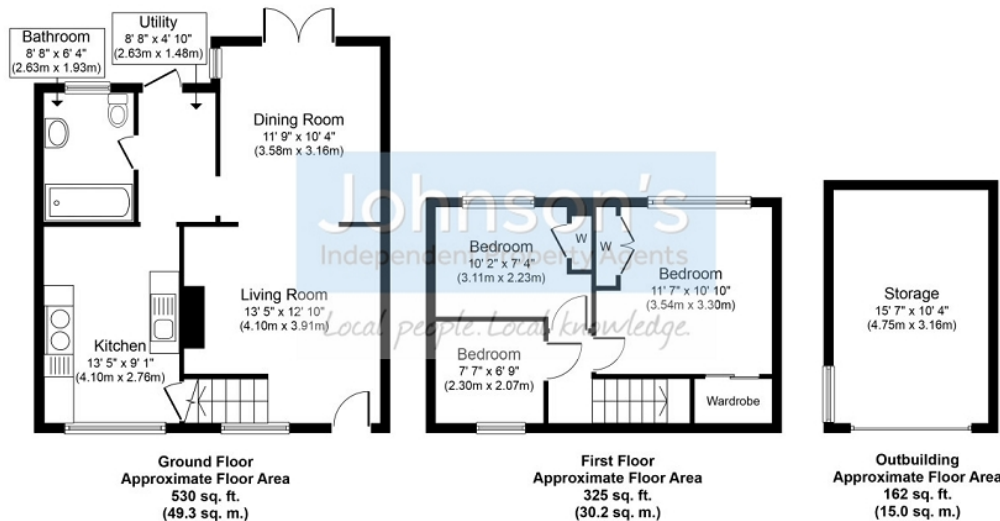


## How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>			86	(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>			56	(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.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



## the local area



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**Mail:** [johnsons@johnsons-ipa.co.uk](mailto:johnsons@johnsons-ipa.co.uk)

**Web:** [www.johnsons-ipa.co.uk](http://www.johnsons-ipa.co.uk)

**Sales:** 01372 721722 **Lettings:** 01372 878545

