



Canons Lane
Burgh Heath, Tadworth - Offers Over £450,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Canons Lane Burgh Heath, Tadworth

Offers Over £450,000

- 3-bedroom semi-detached home
- Lounge with feature working fireplace
- Extended open plan dining area and kitchen with Range Cooker, appliances and fitted cupboards
- Family bathroom with storage cupboard.
- Views overlooking open fields and farmland
- South Westerly facing garden with enclosed patio area, Garage and outbuildings.
- Double Glazed Windows & Doors
- Gas Central Heating
- Excellent potential to further extend &

OPEN DAY SATURDAY 29th MARCH -Viewing's by Appointment Only - Johnson's are pleased to offer to the market this attractive three-bedroom semi-detached family home with a garage and large gardens. The property is located in Canons Lane, Burgh Heath, Tadworth, Surrey in a sought-after residential road with countryside views of surrounding fields and farmland opposite, while being within easy walking distance to a good variety of local shops, supermarkets, schools, and transport links. Viewing's by appointment only through 'Sole agents' Johnson's Independent Property Agents.



How energy efficient is the property?

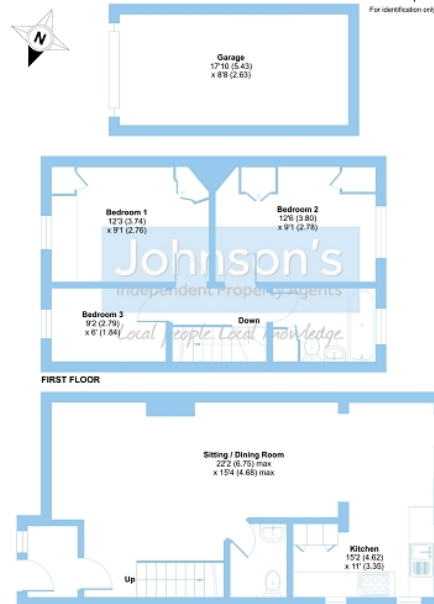
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

the layout

Canons Lane, Burgh Heath, Tadworth, KT20

Approximate Area = 844 sq ft / 78.4 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 998 sq ft / 92.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). © midworn 2023. Prepared for Johnson's Independent Property Agents, 1027 - 1200000



the local area



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