



Canons Lane, Tadworth

The **PERSONAL** Agent

# Guide Price £500,000

## Freehold

- Chain Free
- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Downstairs Shower room
- 16'9 x 6'3 Conservatory
- Detached 16'1 x 10'4 Garage
- 1187 sq ft property

A charming three bedroom semi detached house located on Canons Lane in the tranquil area of Burgh Heath, Tadworth. Spanning an impressive 1187 square feet, this extended property offers a fantastic opportunity for both families and individuals seeking a comfortable and spacious home.

Upon entering, you will find two generously sized reception rooms, perfect for unwinding after a long day or hosting gatherings with friends and family. The layout of the house is designed to provide both functionality and warmth, making it an inviting space to create lasting memories.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle free transition into your new home. The location is particularly appealing, as it combines the serenity of a residential neighbourhood with the convenience of nearby local amenities and excellent transport links, ensuring that everything you need is within easy reach.



This semi-detached house is not just a property; it is a canvas for your personal touch, offering ample potential to tailor it to your tastes and lifestyle. With its blend of space, comfort, and opportunity, this home is a must-see for anyone looking to settle in this desirable area.

An extension to the side of the house has created a convenient downstairs shower room and second reception room, enhancing the practicality of the home. The inviting conservatory offers a lovely spot to enjoy the garden views, making it a perfect retreat for quiet moments or social gatherings.

The property features three well-proportioned bedrooms, ensuring comfortable living for all family members. Additionally, the detached garage, measuring 16'1 x 10'4, provides valuable storage space or the potential for a workshop, catering to various needs.

The property is within a short distance of the heart of Banstead

Village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station some 0.9 Of a Mile away and Tattenham Corner, Banstead and Tadworth stations are also all within close proximity. Viewing highly recommended. Sole agent.

Tenure: Freehold  
Council Tax Band: E

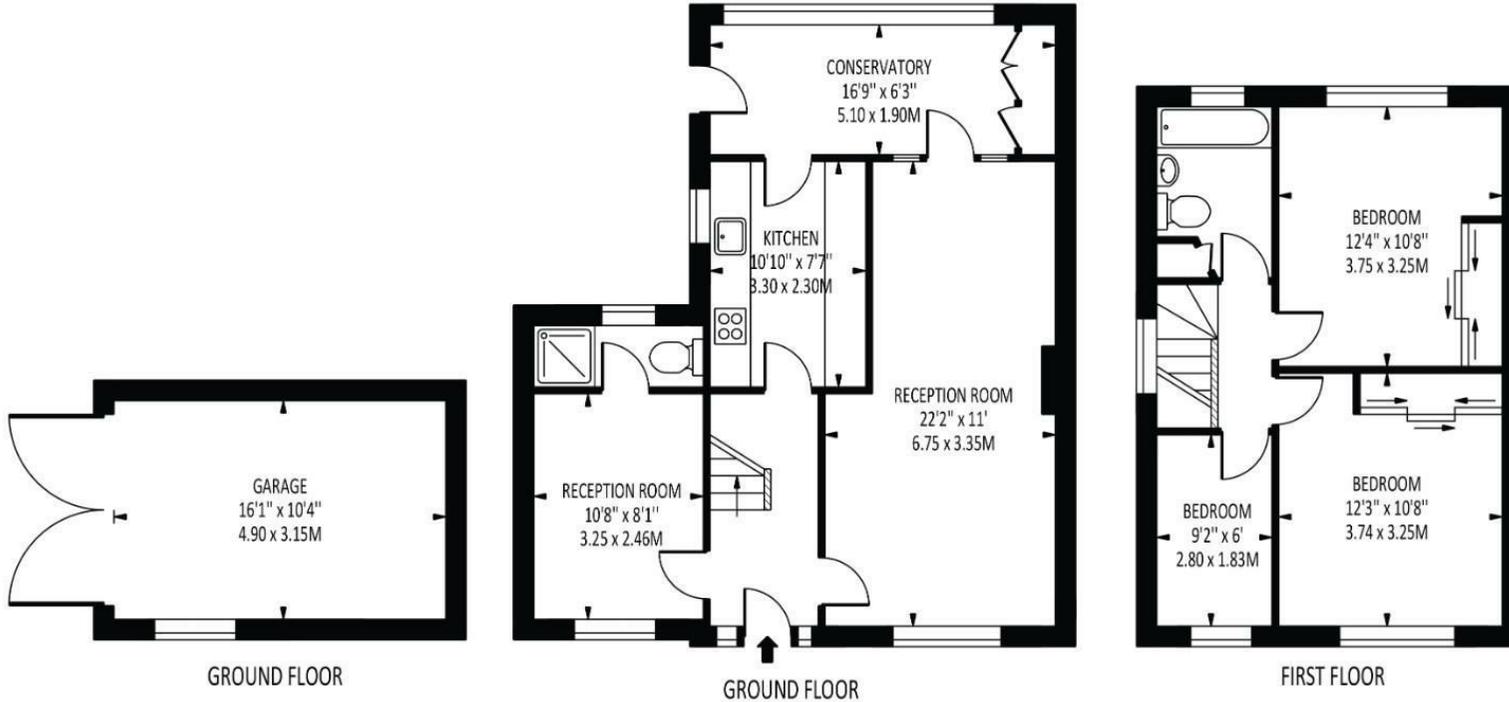






**Canons Lane**

Total Area: 1187 SQ FT • 110.26 SQ M  
 (Including Garage)  
 Garage Area : 166 SQ FT • 15.44 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	81
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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