



CANONS LANE, BURGH HEATH, TADWORTH, SURREY, KT20

£595,000

FREEHOLD

Winkworth





CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

**THIS LOVELY PERIOD FOUR BEDROOM
SEMI DETACHED HOUSE HAS BEEN
THOUGHTFULLY EXTENDED AND
MODERNISED, AND OFFERS A
CONTEMPORARY FINISH THROUGHOUT.**

Canons Lane is a delightfully quiet road close to local shops, and is within a short distance 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. Walton Heath and Epsom Downs are also easily accessible. The A217 provides easy access to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station. Tattenham Corner, Banstead and



CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

This well-presented four bedroom house has a superb uninterrupted view across open fields to the front. The house has been extended to the rear and into the loft, with a modern finish throughout.

The ground floor briefly comprises; entrance hall, generous bright living room with bi-fold doors that open onto the garden, a modern fitted kitchen/breakfast room with granite worktops, a range cooker and other integrated appliances and a breakfast bar, a separate dining room, a conservatory which has a lovely view across the garden, and a downstairs shower room.

Upstairs has lovely bright feel. The first floor provides two bedrooms, and a well-appointed family bathroom. The principal bedroom is dual aspect. The loft converted second floor offers two further bedrooms.

The front driveway provides off street parking, with the adjacent shared driveway allowing side access to the garden.

The fan shaped rear garden extends to approximately 50 feet in length, and benefits from having a south west aspect, with a decking area, lawn, a selection of mature shrubs/bushes, garden shed, and a second seating area.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 18'6" x 11'9" (5.64m x 3.57m)
- Kitchen/Breakfast Room - 18'2" x 11'5" (5.54m x 3.48m)
- Dining Room - 14'8" x 8'5" (4.47m x 2.57m)
- Conservatory - 11'0" x 9'5" (3.35m x 2.87m)
- Downstairs Shower Room
- Bedroom 1 - 17'0" x 12'9" (5.18m x 3.89m)
- Bedroom 2 - 13'5" x 12'2" (4.09m x 3.71m)
- Bedroom 3 - 13'5" x 10'1" (4.09m x 3.07m)
- Bedroom 4 - 9'1" x 8'7" (2.77m x 2.62m)
- Family Bathroom - 8'5" x 5'10" (2.56m x 1.78m)
- Garden - 50' (15.24m)
- Council Tax Band - E

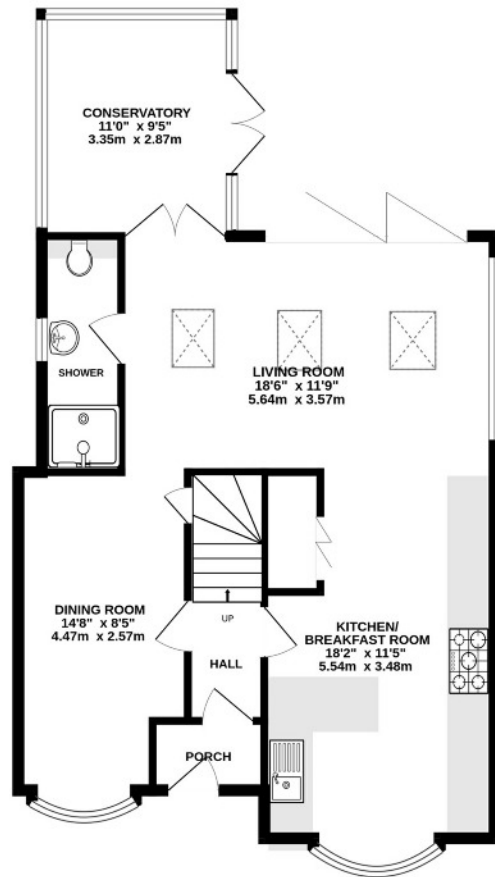




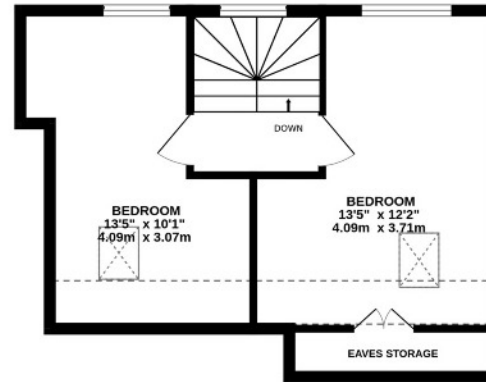
Canons Lane, Tadworth

INTERNAL FLOOR AREA (APPROX.) 1560 sq ft/ 145.0 sq m

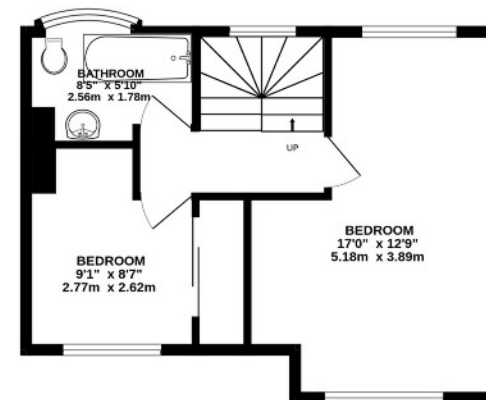
Garden extends to 50 ft/ 15.24 sq m.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

Winkworth

for every step...