



CANONS LANE, BURGH HEATH, TADWORTH, SURREY, KT20

£425,000

FREEHOLD

Winkworth





CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

**THIS CHARMING THREE BEDROOM SEMI
DETACHED HOUSE REQUIRES MODERNISATION
THROUGHOUT, BUT OFFERS SCOPE FOR
EXTENSION SUBJECT TO THE USUAL
CONSENTS.**

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 Tadworth stations are also all within easy reach.



CANONS LANE

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Offered with no onward chain, this lovely three bedroom property has views across open fields to the front. The house would benefit from some significant modernisation.

The ground floor briefly comprises; entrance porch/lobby, hallway, through lounge/dining room with feature fireplace and a door opening into the rear conservatory which affords a lovely view of the garden, a kitchen with a range of eye and low level units and a larger cupboard. Another single door leads into the conservatory and garden beyond.

Upstairs the first floor provides two double bedrooms, a family bathroom, and a further single bedroom.

The rear garden extends to approximately 66 feet in length, with a patio adjacent to the house, a lawned area and mature shrub borders. There is also a useful storage shed.

The front paved driveway provides off street parking, and is complimented by a small lawn framed with shrub borders. A side gate allows direct access to the garden.

All in all a superb opportunity to acquire a family home in a convenient location close to well-regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside.

BANSTEAD OFFICE

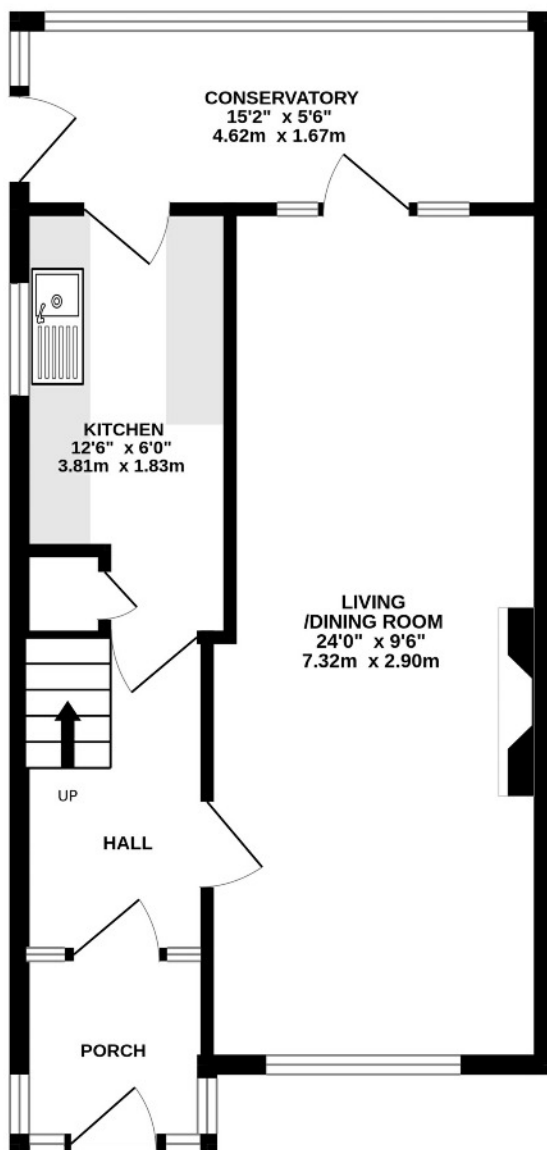
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AT A GLANCE...

- Entrance Porch
- Hallway
- Living/Dining Room - 24'0" x 9'6" (7.32m x 2.90m)
- Kitchen - 12'6" x 6'0" (3.81m x 1.83m)
- Conservatory - 15'2" x 5'6" (4.62m x 1.67m)
- Bedroom 1 - 12'6" x 9'2" (3.81m x 2.79m)
- Bedroom 2 - 12'5" x 9'2" (3.78m x 2.79m)
- Bedroom 3 - 9'6" x 6'0" (2.90m x 1.83m)
- Family Bathroom - 8'1" x 6'0" (2.46m x 1.83m)
- Garden - 66' (20.12m)

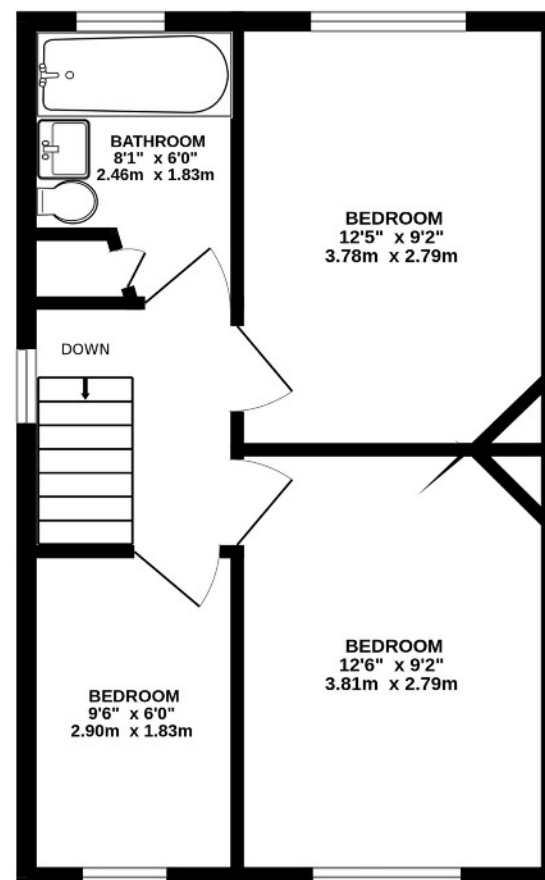






GROUND FLOOR

Canons Lane, Tadworth
 INTERNAL FLOOR AREA (APPROX.) 872 sq ft/ 81.0 sq m
 Garden extends to 66' (20m) approx.



FIRST FLOOR

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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 © 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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