



CANONS LANE, BURGH HEATH, TADWORTH, SURREY, KT20

£550,000

FREEHOLD

Winkworth





CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

**THIS LOVELY THREE BEDROOM SEMI
DETACHED HOUSE HAS BEEN 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 Tadworth stations are also all within easy reach.



CANONS LANE

BURGH HEATH, TADWORTH, SURREY, KT20

This lovely three bedroom property has views across open fields to the front. The house has been refurbished throughout.

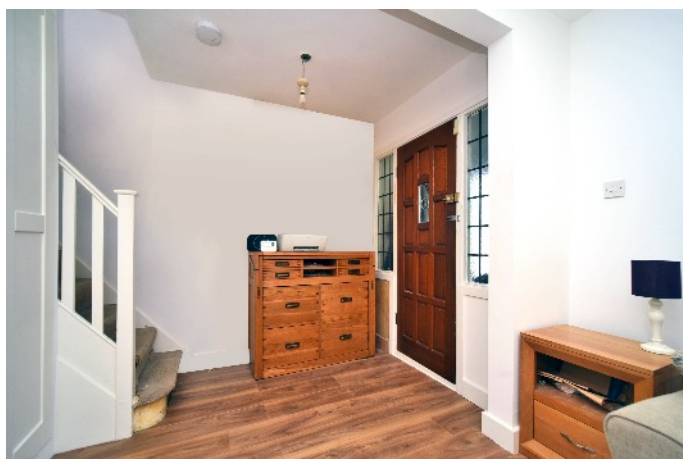
The ground floor briefly comprises; entrance porch/lobby, welcoming front living room, an open plan kitchen/dining room, with french doors opening into the garden. The new kitchen has a range of eye and low level gloss finished units, ample worktop space, and some integrated appliances.

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

The rear garden extends to approximately 80 feet in length, with a patio adjacent to the house, a lawned area and mature shrub borders. There is also a useful storage shed. At the end of the garden is a purpose built home office with power, lighting, and Wi-Fi.

The front 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

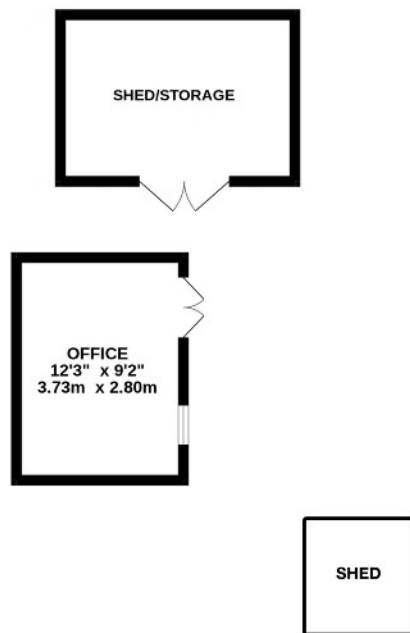
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AT A GLANCE...

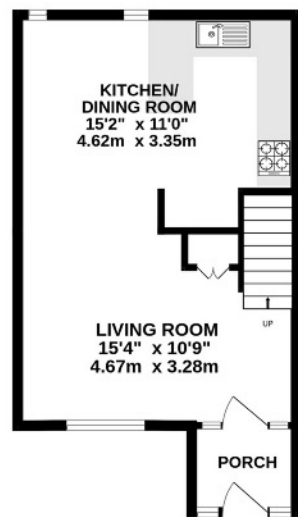
- Entrance Porch
- Living Room - 15'4" x 10'9" (4.67m x 3.28m)
- Kitchen/Dining Room - 15'2" x 11'0" (4.62m x 3.35m)
- Bedroom 1 - 12'5" x 9'2" (3.78m x 2.79m)
- Bedroom 2 - 12'4" x 8'10" (3.76m x 2.69m)
- Bedroom 3 - 9'4" x 6'0" (2.84m x 1.83m)
- Family Bathroom - 7'2" x 6'0" (2.18m x 1.83m)
- Office - 12'3" x 9'2" (3.73m x 2.80m)
- Garden - 80' (24.38m)
- Storage Shed
- Council Tax Band - E



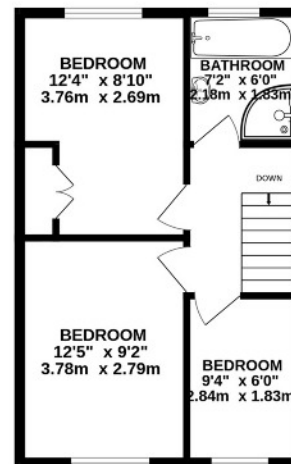




Canons Lane, Tadworth
INTERNAL FLOOR AREA
 (APPROX.) 760 sq ft/ 70.6 sq m
 Excluding Outbuildings
 Garden extends to 80' (24.38m) approx.



GROUND FLOOR



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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