



Canons Lane, Tadworth,
£500,000 - Freehold

**WILLIAMS
HARLOW**

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This delightful semi-detached house offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms and a spacious reception room, this property is ideal for families or those seeking a peaceful retreat.

The house boasts an attractive part tiled hung exterior, enhancing its curb appeal. The southerly aspect rear garden is a wonderful feature, providing a sunlit space for relaxation and outdoor activities. Additionally, the stunning countryside views at the front of the property create a picturesque backdrop, making it an excellent choice for nature enthusiasts who enjoy local walks.

The property has been thoughtfully extended to include a re-fitted kitchen, which is both modern and functional, catering to all your culinary needs. With allocated parking, gas central heating, and double glazing, this home ensures comfort and convenience throughout the year.

This semi-detached house is not just a place to live; it is a lifestyle choice, offering a serene environment while being close to local amenities. Whether you are looking to settle down or invest, this property presents a wonderful opportunity in a sought-after location.

THE PROPERTY

A handsome house which dates from the 1950s in this semi-rural location, ideal for those who enjoy walks in open countryside. The frontage is super charming and very alluring. This house has been extended to produce a fully fitted kitchen to the rear. There is also a large lounge and dining room and downstairs WC. To the first floor there are two double bedrooms, single bedroom served by a bathroom. There is also under floor heating in the kitchen. There is also a floored loft with two Velux windows.

OUTSIDE AREA

The outdoor space certainly doesn't disappoint as the front has been given over to off street parking for two vehicles and side storage area. This gives way to a generous rear garden with a

new patio to the rear and much of the remainder is laid to lawn extending to 81 feet.

VENDOR THOUGHTS

We have owned the property for approximately 30 years and have enjoyed the house from the moment we saw it. We have always lived in the Banstead area but it is now time we seek to downsize closer to our family.

THE LOCAL AREA

Local amenities at Burgh Heath shopping parade, Asda superstore and good local schools are all close by. There is easy access to the A217 providing excellent road connections to M25, M23 and A3 and local buses provide services to Banstead, Tadworth, Reigate, Crawley and Sutton. The property is located in a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and within very close proximity to miles of open countryside.

LOCAL SCHOOLS

Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Chinthurst School and Nursery - Ages 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Aberdour School – Ages 2-11

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

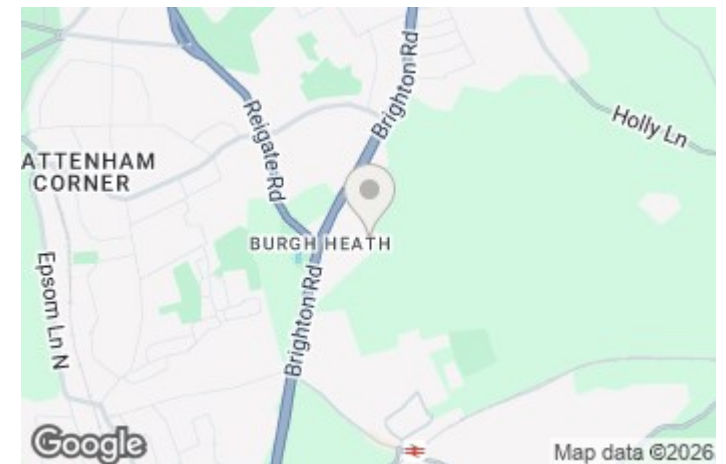
Tattenham Corner Station – London Bridge, 1 hour 9 min
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Epsom – London Bridge or London Victoria 50 min

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

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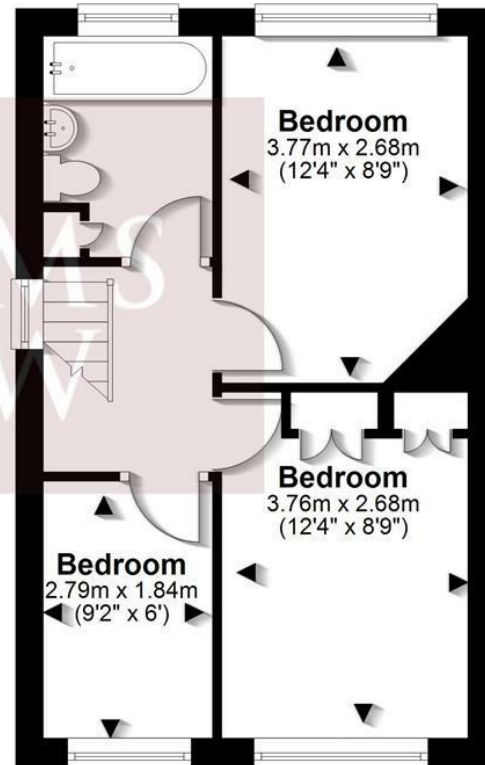
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 76.4 sq. metres (821.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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