



2 Canons Lane, Burgh Heath, Tadworth, KT20 6DP

Guide price £475,000



WH WATSON HOMES
Estate Agents

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Overview

Watson Homes are delighted to offer this charming two double bedroom end of terrace house. The property benefits from modern open plan living, a detached outhouse, a pretty rear garden and ample off street parking.

Canons Lane is a delightful semi rural road, conveniently positioned close to local shops and within easy reach of Banstead Village. The village offers an excellent range of High Street shopping and everyday amenities, including Waitrose and M&S Simply Food.

For those who enjoy the outdoors, the open spaces of Banstead Downs offer attractive walking and cycling routes, while Walton Heath and Epsom Downs are also readily accessible.

The area is well connected for commuters, with the A217 providing convenient access towards London and the M25 at Reigate Hill (Junction 8). Kingswood Station offers regular rail services, with Tattenham Corner, Banstead and Tadworth stations all within easy reach.

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Accommodation

Stained glass double glazed front door to..

Inner hall, open plan to..

Lounge
UPVC double glazed window to front aspect, modern radiator, vinyl wood effect flooring.

Open plan kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, wooden work tops with inlaid sink and mixer tap, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, space for cooker, modern radiators, Amtico herringbone flooring, tiled splash back, large under stairs storage cupboard, UPVC double glazed window to rear aspect and door leading to garden.

Stairs to 1st floor
Vinyl wood effect flooring.

Main bedroom
UPVC double glazed window to front aspect, single panel radiator, built-in wardrobe, vinyl wood effect flooring.

Bedroom two
UPVC double glazed window to side aspect, double panel radiator, fitted shelving.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, part tiled walls, vinyl wood effect flooring, single panel radiator, large storage cupboard, obscure UPVC double glazed window to rear aspect.

Rear garden (South Facing)
Approximately 50ft
Block and paved patio areas leading to artificial lawn section, gated side access, outside tap, fence enclosed.

Detached outhouse with power and light.

Front
Block paved driveway providing ample off street parking.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete









Floor Plan



Additional Information

The property has been partly boarded, no loft ladder.

The loft is Insulated at ground level.

There is a gas combi boiler which is 5 years old, has been regularly maintained.

New fuse board.

The seller has lived at the property 5 years and is upsizing.

The boundary fence is left, right tbc.

The garden faces south east.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Viewing

Please contact our Watson Homes Cheam Village Office on
020 3196 1686

if you wish to arrange a viewing appointment for this

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