



Breech Lane
Tadworth - £395,000.00

Johnson's
Independent Property Agents



the property



Brech Lane Tadworth

£395,000

- Kitchen
- Living/ Dining Room
- Bathroom
- Two Double Bedrooms
- Parking
- Garage en-bloc
- Front & Rear Gardens
- Overlooking Fields
- Gas Central Heating
- Double Glazing

Johnson's are pleased to offer this immaculate two double bedroom end of terrace cottage located in an enviable position overlooking fields. The property is presented in excellent order throughout with accommodation comprising kitchen with integrated Zanussi fan oven and gas hob with extractor hood, dual aspect living/ dining room with parquet flooring and door opening out to the south east aspect garden. Upstairs there is a white bathroom suite, master bedroom with built in wardrobes overlooking the garden and fields and a further double bedroom with built in wardrobes. Outside to the front there is an attractive garden whilst to the rear there is a landscaped garden with mature borders and direct access to the rear communal parking and the properties own single garage en-bloc which has an electricity supply. Further benefits include modern double glazing and gas central heating to radiators.



How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



TOTAL APPROX. FLOOR AREA 69.6 SQ.M. (750 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. While every effort has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been wired and no guarantee as to their operability or efficiency can be given. Property Services Ltd



the local area



The property is located at the end of Breech Lane in the pretty village of Walton on the Hill within walking distance of the village centre. Walton on the Hill offers a range of pubs, shops and restaurants as well as the prestigious Walton Heath Golf Club and is surrounded by miles of open countryside whilst being conveniently located for the M25.

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