



Beechen Lane  
Tadworth - £320,000.00

**Johnson's**  
Independent Property Agents



## the property



### **Beechen Lane** **Tadworth**

£320,000

- Entrance Hall
- Living Room
- Modern Kitchen
- Dining Room
- Two Double Bedrooms
- Luxury Bathroom
- South Facing Garden
- Driveway Parking
- Gas Central Heating
- Double Glazing

Johnson's are pleased to offer this beautifully presented and extended cottage located in a popular residential road in Lower Kingswood. The property has been much improved by the current owner with accommodation comprising spacious entrance hall, living room with feature gas fireplace, impressive modern cottage style kitchen with granite Work Surfaces and island and integrated gas oven and hob. The property has been extended on the ground floor to create a breakfast/dining room with french doors out to the south facing garden as well as a useful utility room. Upstairs there is a luxury family bathroom with walk in shower and claw foot bath tub, master bedroom with extensive built in wardrobes and a further double bedroom. Outside to the front of the property there is off street parking for two vehicles whilst to the rear there is an attractive landscaped garden with mature borders overlooking fields. Further benefits include gas central heating and double glazing throughout.



How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout





## the local area



The property is in a popular Lane in Lower Kingswood just a stone's throw from Walton Heath, an area protected for its outstanding natural beauty, with miles of open countryside. The Heath and nearby North Downs, leading to Box Hill with its spectacular views, is a very popular place for walkers, horse riders, cyclists and anyone who loves the outdoors. The M25, Junction 8 is just a few miles away, providing links for Gatwick and Heathrow. A choice of rail links from Reigate and Redhill or Kingswood and Tadworth to London mainline stations are all within a 5 mile or less radius. The area also benefits from a good choice of schools, shops, pubs and restaurants.

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**Mail:** johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk  
**Addr:** Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP  
**Sales:** 01372 721722 **Lettings:** 01372 878545

