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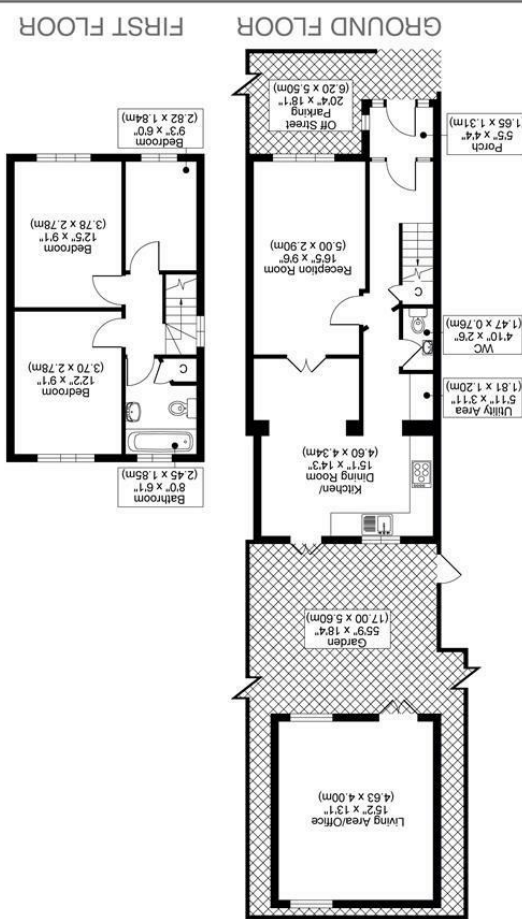
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CANONS LANE, KT20
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1089 SQ.FT (101 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 889 SQ.FT (83 SQ.M)



CHRISTIES



CANONS LANE, TADWORTH KT20 6DP

GUIDE PRICE £570,000

SET WITHIN A PEACEFUL SEMI-RURAL SETTING SURROUNDED BY OPEN COUNTRYSIDE, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM EXTENDED FAMILY HOME COMBINES SPACIOUS MODERN LIVING WITH OUTSTANDING RURAL OUTLOOKS, INCLUDING FAR-REACHING VIEWS ACROSS FARMLAND AND ROLLING FIELDS.

THE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION, FEATURING; A WELCOMING LOUNGE, A GENEROUS KITCHEN/DINER IDEAL FOR FAMILY LIFE AND ENTERTAINING, A SEPARATE UTILITY AREA AND DOWNSTAIRS WC. A REAL HIGHLIGHT IS THE IMPRESSIVE GARDEN ROOM, CREATING A BRIGHT AND VERSATILE ADDITIONAL LIVING SPACE THAT ENJOYS A STRONG CONNECTION TO THE LANDSCAPED REAR GARDEN AND SURROUNDING VIEWS.

UPSTAIRS IN THE MAIN HOUSE, YOU WILL FIND THREE INVITING BEDROOMS, EACH DESIGNED TO PROVIDE A RESTFUL RETREAT. THE LUXURY FAMILY BATHROOM IS TASTEFULLY FINISHED, ENSURING A TOUCH OF ELEGANCE IN YOUR DAILY ROUTINE.

IN A DESIRABLE LOCATION ON THE EDGE OF COUNTRYSIDE, THIS HOME BENEFITS FROM AN ENVIABLE LIFESTYLE WITH MILES OF SCENIC WALKS, CYCLING ROUTES AND BRIDLEWAYS ON THE DOORSTEP, MAKING IT IDEAL FOR THOSE WHO ENJOY THE OUTDOORS. DESPITE IT'S PEACEFUL SETTING, THE PROPERTY REMAINS EXCEPTIONALLY WELL CONNECTED, WITH THE M25 MOTORWAY JUST A SHORT DRIVE AWAY, PROVIDING A FAST ROUTE INTO LONDON AND TOWARDS BOTH GATWICK AND HEATHROW AIRPORTS.

A CHOICE OF NEARBY RAILWAY STATIONS INCLUDING KINGSWOOD, TADWORTH AND TATTENHAM CORNER, OFFERING CONVENIENT RAIL SERVICES INTO CENTRAL LONDON.

EVERYDAY AMENITIES ARE CLOSE AT HAND, WITH LOCAL SHOPS INCLUDING A POST OFFICE AND LITTLE WAITROSE. FOR A WIDER SELECTION OF SHOPPING, DINING, AND

- 3 BEDROOM SEMI-DETACHED EXTENDED FAMILY HOME
- TWO RECEPTION AREAS PLUS A SUPERB OUTDOOR GARDEN ROOM
- SURROUNDED BY A HOST OF AMENITIES AND NEIGHBOURING TOWNS
- COUNCIL TAX BAND E
- EPC RATING C

