

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

6, Walton Street  
Tadworth  
KT20 7RT

We are delighted to offer this rare ground floor two bedroom maisonette in the heart of the of Walton on the Hill village. This property is recently redecorated with new bathroom, also benefits from own private garden and garage. Available Beginning of October as Unfurnished.

## £1,600 Per Month



- Ground Floor Maisonette
- Two Bedrooms
- New Bathroom
- Gas Central Heating
- Private Front & Rear Gardens
- Garage & Parking
- Village Location
- Available Early October
- Unfurnished
- Pets Considered





# PROPERTY DESCRIPTION

This spacious ground floor maisonette set in a prime village location of Walton on The Hill for easy access to local shops, transport links and amenities. The property have been redecorated throughout with new bathroom.

The accommodation comprises of entrance hallway, Lounge, kitchen with appliances, new bathroom, two bedrooms. Outside there is well established front garden and to the rear there is a private patio area. There is also a garage and parking for one car in front of the garage

The property is available Beginning of October as Unfurnished and Pets are considered Council Tax Band D – Reigate and Banstead County Council

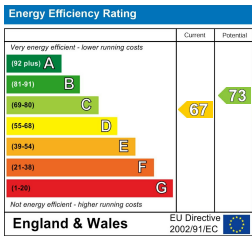
The property is located within easy walking distance of Walton on the Hill village high street that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a tea room, pizza parlour, local butchers, four local pubs, Co-op Supermarket, dog grooming parlour, independent wine merchant, chemist, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, village convenience store, fishmongers, bakery, coffee shop, fish and chip shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

For further information or to book a viewing, please do give our lettings team a call on 01737 817 718.









# 6, Walton Street

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE:  
 EPC RATING: D  
 COUNCIL: Reigate and  
 Banstead  
 TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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