

Kennedys'

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45, Sandlands Road
Walton On The Hill
KT20 7XB

We are delighted to offer this charming three bedroom end of terrace cottage located in this popular sought after backwater close to the heart of Walton on the Hill village. Available beginning of August Unfurnished.

£2,300 PCM



3



2



1



1

- Semi detached period cottage
- Two reception rooms
- Central village location
- Enclosed Rear Garden
- Pets Considered*

- Three bedrooms
- Kitchen/breakfast room
- Off street parking for x1 car
- Available August 2025
- Council tax band: D





PROPERTY DESCRIPTION

The property has many original features which, combined with the improvements including gas fired central heating and a ground floor extension.

The accommodation includes two main reception rooms, a large open plan modern kitchen/breakfast room, with doors opening out to the rear garden, modern downstairs bathroom, three bedrooms and WC to the first floor, whilst to the outside the cottage provides off street parking to the front and an attractive west facing garden measuring approx 50' (15.24m) with large shed to the rear.

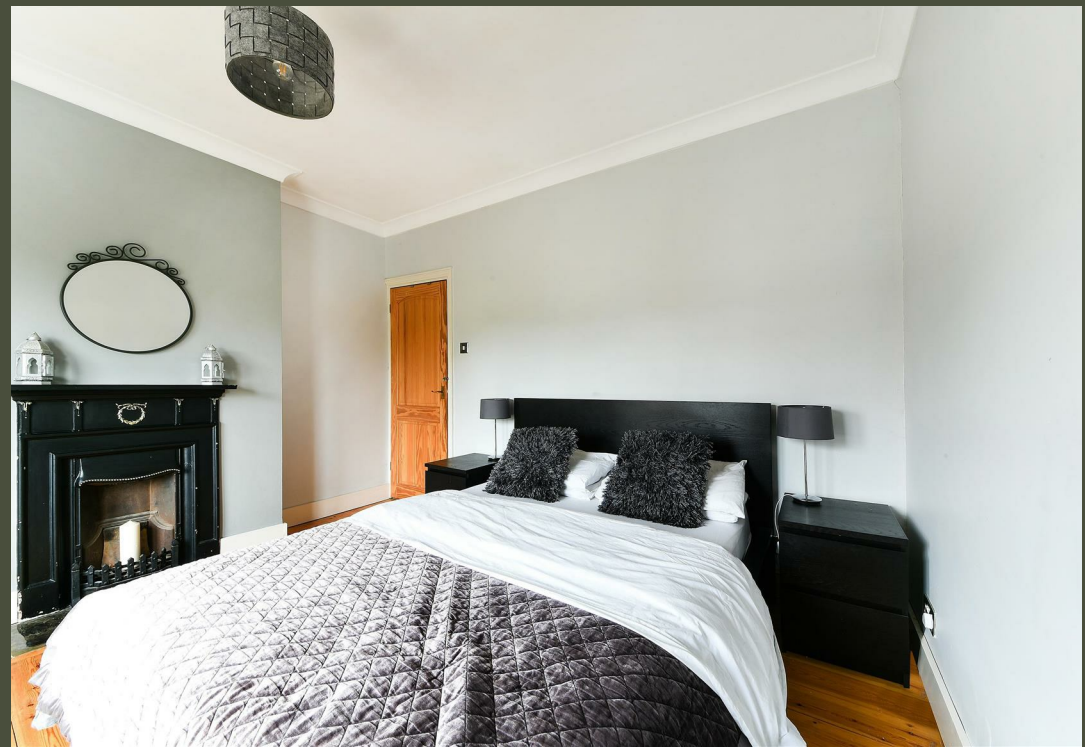
The property is available beginning of August, Unfurnished and Pets are considered*
Council Tax Band: D Reigate and Banstead Council

*Pets: This landlord will consider Pets, please note that the landlord reserves the right to charge a higher rent (ie £15 per pet per month) this will be discussed at viewing/offer.

**Please note the photos featured were taken prior to the current tenancy, therefore may not be an accurate representation of the properties current condition*









PROPERTY DESCRIPTION

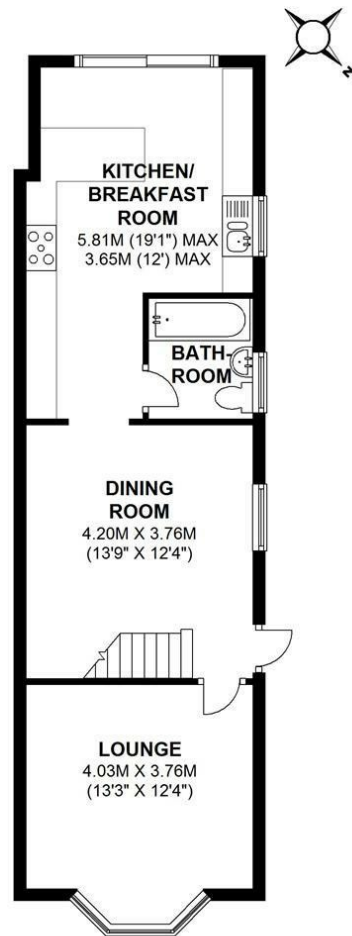
The property is located in the centre of Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a coffee shop, butchers, four pubs, Co-op Supermarket, chemist, pizza parlor, Indian restaurant 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, fishmongers, bakers and much more. It also has a mainline railway station with regular services to London. The property is also perfectly located for easy access to local towns with Epsom and Reigate just a few miles away, and access to the M25 (junction 8) approx. 5 miles.

If you wish to view, please call the Kennedys' Lettings team on 01737 817718 option 2.

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'K' and ending with a long, sweeping tail.

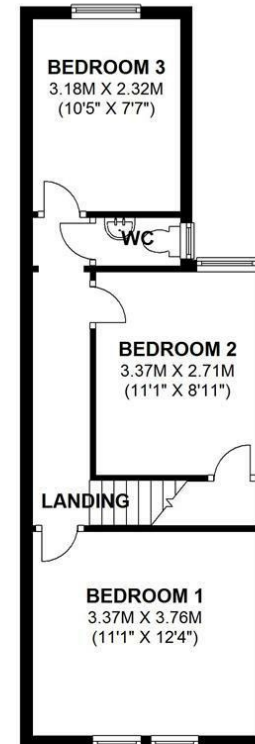
GROUND FLOOR

APPROX. 51.5 SQ. METRES (554.5 SQ. FEET)



FIRST FLOOR

APPROX. 39.1 SQ. METRES (420.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL AREA: APPROX. 90.6 SQ. METRES (975.2 SQ. FEET)

45, Sandlands Road

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

TENURE: Freehold

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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