

Kennedys'

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Spinney Cottage Flat,
Walton Manor, Walton
Street
Walton On The Hill
KT20 7SA

A rarely available two bedroom split level maisonette located in a peaceful setting within the stunning grounds of Walton Manor. Benefits include private terrace, and parking. Available mid August.

£1,600 Per Month



- Two bedrooms
- Bright and airy living room
- Private outside terrace
- Available mid August
- Modern kitchen
- Bathroom with shower over bath
- Parking for 2 cars
- Part furnished/ unfurnished





PROPERTY DESCRIPTION

Nestled in the tranquil surroundings of Walton Manor in Walton On The Hill, this charming split-level maisonette offers a delightful and calming living experience. Spanning an impressive 667 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for a couple or a single person looking for an office or a guest bedroom.

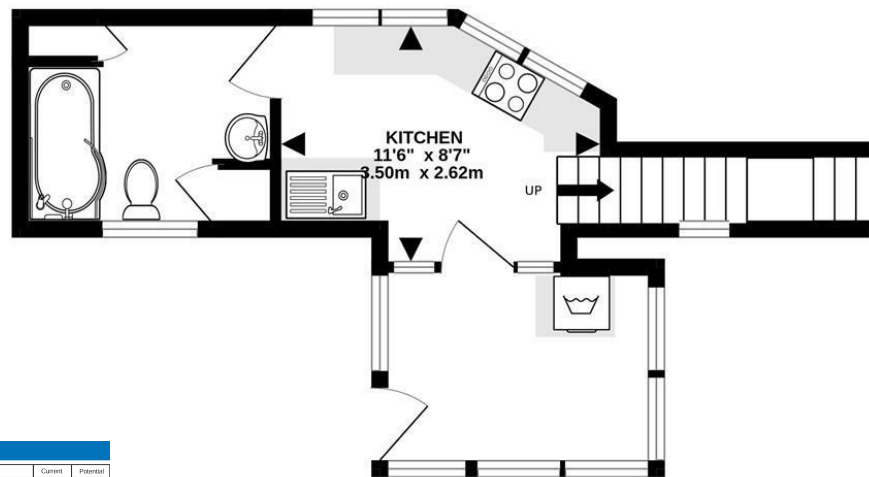
Upon entering, you are welcomed into a spacious room that offers the flexibility to be used as a dining space or summer house, perfect for both relaxation and entertaining guests. The modern kitchen is thoughtfully designed, providing a stylish and functional space for culinary enthusiasts.

One of the standout features of this property is the private terrace, which invites you to enjoy the peaceful setting and fresh air, ideal for morning coffees or evening gatherings. Additionally, the convenience of parking adds to the appeal.

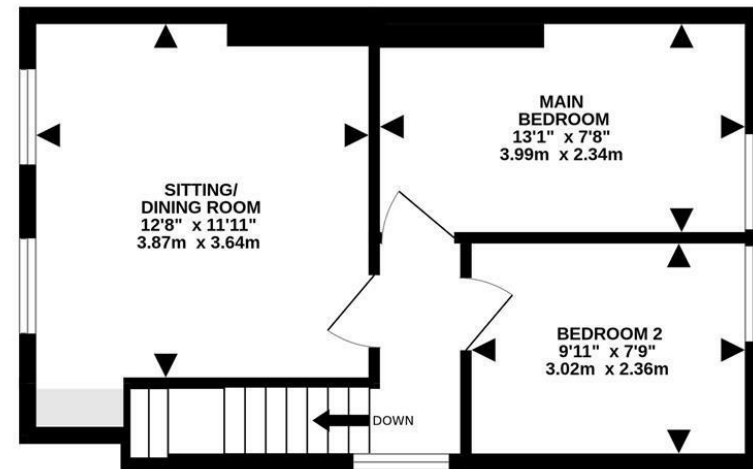
This maisonette combines modern living with a sense of community, making it a wonderful place to call home. With its attractive features and picturesque location, this property is not to be missed. Available mid August part furnished or unfurnished







GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.

TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		64	74
EU Directive 2002/91/EC			

Spinney Cottage Flat, Walton Manor,

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

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

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