

Kennedys'

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29 Meadow Walk
Walton On The Hill
KT20 7UF

This pretty end of terrace house with off street parking, enjoys a central village location and has been well maintained by the current owners boasting stylish living accommodation over two floors.

£550,000



- Pretty end of terrace cottage in central village location
- Shaker style kitchen with central island
- Sitting room
- Pretty rear garden
- Central village location

- Three bedrooms
- Dining room
- Family bathroom
- OSP for two small cars



EPC: D



PROPERTY DESCRIPTION

Downstairs accommodation enjoys open plan living with dining room and kitchen benefiting from engineered oak flooring. Through the kitchen, French doors open to the pretty rear garden whilst oak double doors open to the sitting room with views to the front.

The shaker style kitchen with an abundance of base and wall units enjoys a sociable central island and thick solid oak worktops and includes Neff stainless oven, Neff combi oven/microwave, integrated dishwasher, induction hob, under counter stainless sink with space for an American style fridge/freezer and washer/dryer.

Upstairs are two double bedrooms and a single bedroom, the front double with the advantage of fitted wardrobes. All bedrooms are supported by a modern family bathroom with panel enclosed bath and shower over.

The house is beautifully presented and includes gas central heating via radiators, UPVC double glazing throughout and engineered wooden flooring in the open plan dining room and kitchen.

The block paved front garden provides parking for two small cars with side









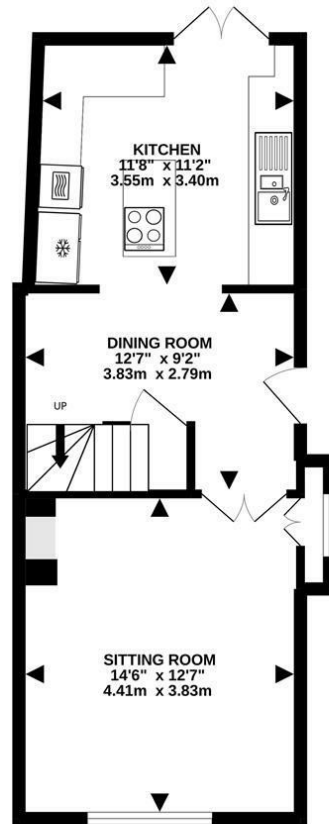
PROPERTY DESCRIPTION

passageway leading to the rear. The pretty garden is laid mainly to lawn and astro turf with mature trees and shrubs, paved patio, perfect for entertaining and path leading to two garden sheds at the bottom.

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 parlour, 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.

Council Tax Band: D





GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
11-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

29, Meadow Walk

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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