

Kennedys'

01737 817718

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@kennedysipa

1, Meade Court  
Walton on the Hill  
KT20 7RN

Located in the heart of Walton village,  
we are delighted to offer this two  
bedroom maisonette in this lovely  
development, built in 1993 by Berkley  
Homes, and which is available with no  
onward chain.

£395,000



• Highly desirable development in centre of  
Walton village

• Main bedroom en-suite

• Tadworth mainline station 1 mile

• Allocated parking

• Short walk to shops and other amenities





# PROPERTY DESCRIPTION

In an enviable location in the heart of the village lies this attractive 2 bedroom maisonette set in this popular private gated development. The private entrance and hallway lead through to a light and spacious living room with double doors out to the private garden area.

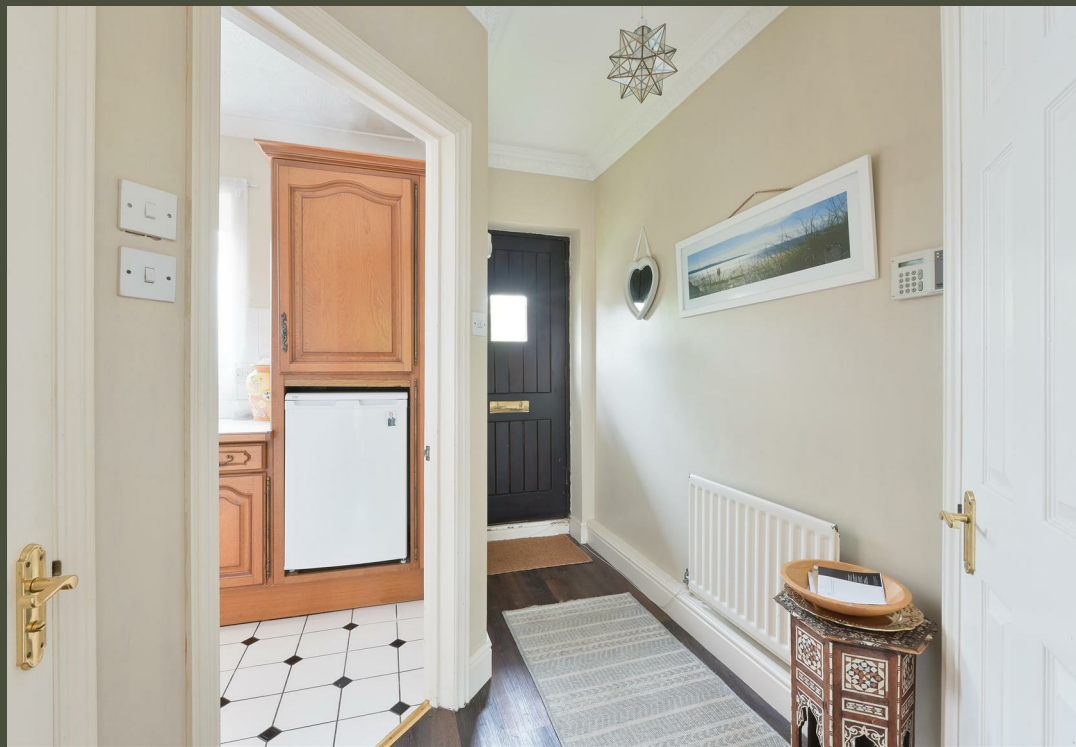
The bright kitchen with tiled work tops includes stainless oven, hood, electric hob, fridge, freezer, and washing machine with the sink overlooking the frontage. The ground floor benefits further from a WC cloakroom off the hallway, which also boasts a storage cupboard.

The stairs lead you to a landing area, off which are the two bedrooms and main bathroom. The main bedroom, which overlooks the private garden, has built in wardrobe space and further benefits from an ensuite shower room.

The development features well-maintained areas of communal grounds, visitor parking areas and private covered car ports. Located in the heart of the village, the property is close to local shops and services and approximately 1 mile from Tadworth train station and the village of Tadworth with its further shops and facilities.









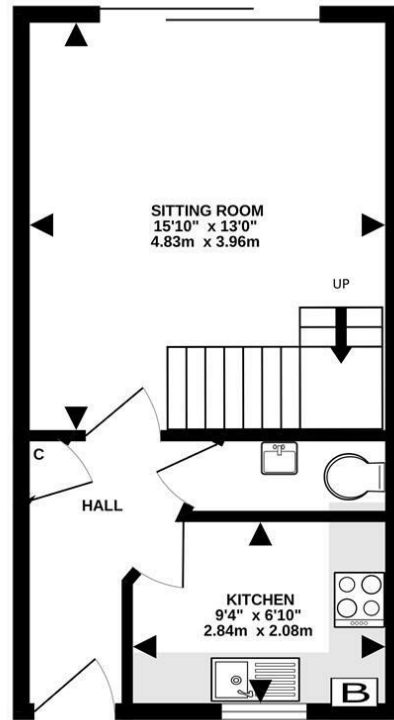
# PROPERTY DESCRIPTION

Walton on the Hill village offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local amenities including a tea room, independent boutiques, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, beauticians, hairdressers, Indian restaurant and the Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club.

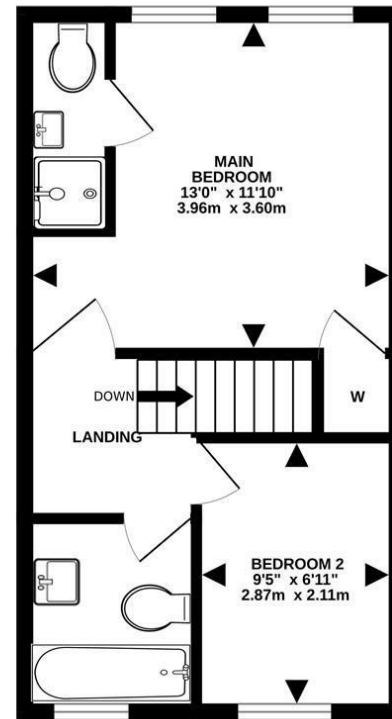
Walton Heath itself is close by, and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 5 miles away, and access to the M25 (junction 8) approx. 5 miles.

For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718





GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	75 76
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# 1, Meade Court

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TENURE: Leasehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: E

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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