

Kennedys'

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46, Meadow Walk
Walton on the Hill
KT20 7UG

Kennedys' are delighted to bring to market this pretty, four bedroom semi detached home with good sized rear garden, in the heart of Walton on the Hill village.

£695,000



4



3



1



2



- Original features
- Modern and spacious kitchen
- Light and Spacious Accommodation
- Two parking spaces
- Generous family garden
- NOONWARD CHAIN



PROPERTY DESCRIPTION

Full Description

Nestled in this quiet no through road just in the heart of Walton on the Hill village, is this pretty four bedroom cottage, that combines character and charm with the opportunity to extend (STPP) with off street parking.

Number 46 is a fine example of cottages of it`s era, with gravel drive to front and side, parking space for two cars with access through gates to the rear garden. Internally the accommodation is light and spacious, with a traditional sitting room to the front, a dining room with large under stairs storage cupboard, fireplace and bespoke built in storage unit leads to the modern, fully fitted modern kitchen with door directly out to the rear, and downstairs WC.

To the first floor is the main bedroom, a further single bedroom and fully tiled family bathroom, with panel enclosed bath with shower over, WC, basin and large stainless towel rail. There is another bedroom on the first floor and two further double bedrooms on the second floor, both with built in cupboards and under eaves storage. The house is served by gas fired radiators, and appreciates original sash windows, part double glazing, feature gas fireplaces, original picture rails, deep skirting boards and provides ample off road parking on the driveway as well as a spacious and established rear garden that is perfect for family living.







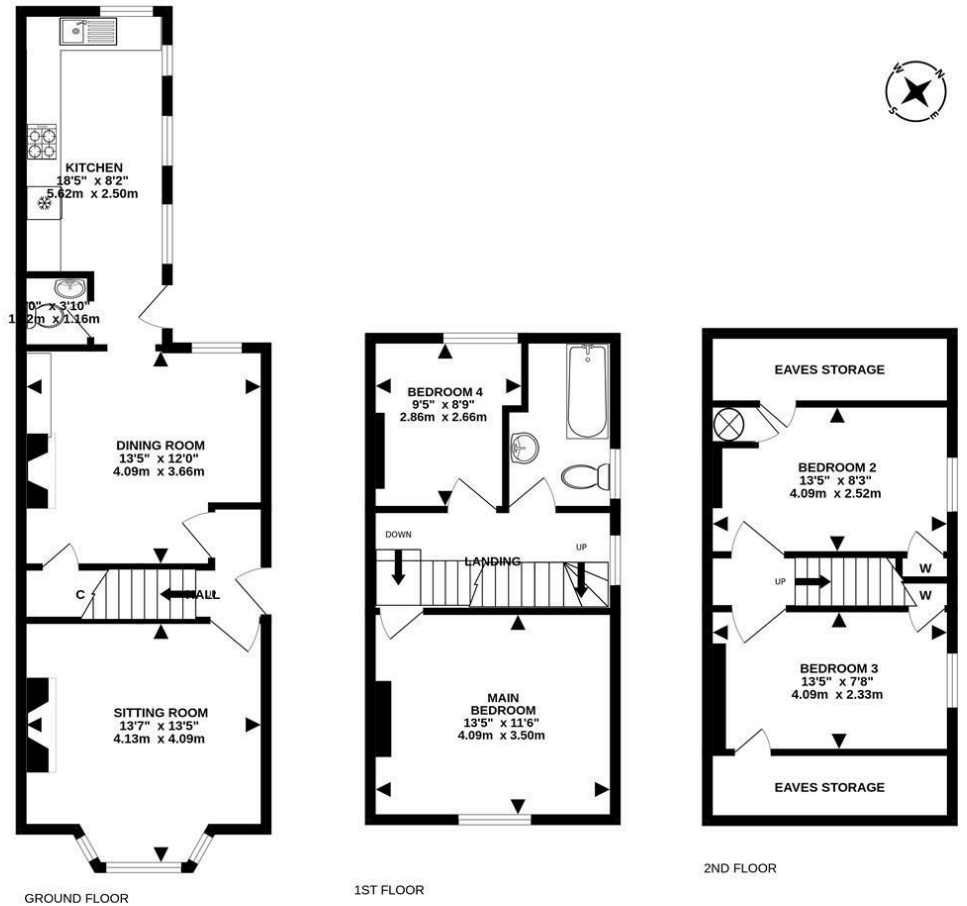
PROPERTY DESCRIPTION



Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, Chemist, Chinese take away, and more besides. The village is well known for its range of pubs and restaurants, which vary from the local Indian to pubs such as The Chequers, The Blue Ball, Fox and Hounds and The Bell (known as “The Rat” by locals). The community is served by two churches, and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981 and more recently the British Masters.

The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butchers, baker/cafe, fish and chip shop, fishmongers, dry cleaners, off licence, opticians, gift shop and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9.

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



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
Current	72
42	
England & Wales	EU Directive 2002/91/EC

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TENURE: Freehold
 EPC RATING: E
 COUNCIL TAX BAND: E

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