

# Kennedys'

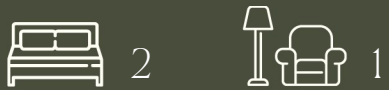
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

4, Crown House,  
Chequers Lane  
Walton on the Hill  
KT20 7ST

Set in the heart of Walton on the Hill village is this luxury two bedroom apartment, located on the first floor and providing high quality specification throughout, as well as allocated parking, small communal garden and no ongoing chain.

£360,000



- First floor apartment
- No onward chain
- Private parking

- High Specification throughout
- Lift access
- Two bedroom luxury apartment in heart of the Village







# PROPERTY DESCRIPTION

## Full Description

Built in 2015, Crown House is a rare commodity in these parts, and all the apartments sold very quickly when we were instructed as agents from new. The specification includes a communal lift, high quality hall and stairs area with glass and chrome bannisters and intercom security, concrete floors, underfloor heating, low voltage downlighters, luxury bathroom with fully tiled walls and bath/shower, luxury kitchen with marble tops, Siemens appliances (hob, oven, dishwasher, washer/dryer, fridge and freezer), high quality flooring, double glazing and being well presented throughout. To the outside is a small area of communal garden to the front whilst to the rear is allocated private parking for one vehicle, visitor parking space and bin/bike store area.

Whether as an investment, a first home or perhaps a downsize, this apartment is rare to find in the village, and we would be pleased to arrange a personal viewing. In the meantime, if you require further information, please contact our sales office, on 01737 817718, press option 1, and we will be pleased to assist.

The Village of Walton on the Hill has lots to offer; a village pond complete with ducks, a choice of tea rooms, highly sought after primary school as well as nearby Chinthurst Prep School, nursery schools, local butchers, 4 local pubs, small Supermarket, barber shop, hairdressers and beauty salons, chemist, a choice of restaurants, boutique shops and of course the World famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk 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 3 miles away, and access to the M25 (junction 8) approx. 3 miles.









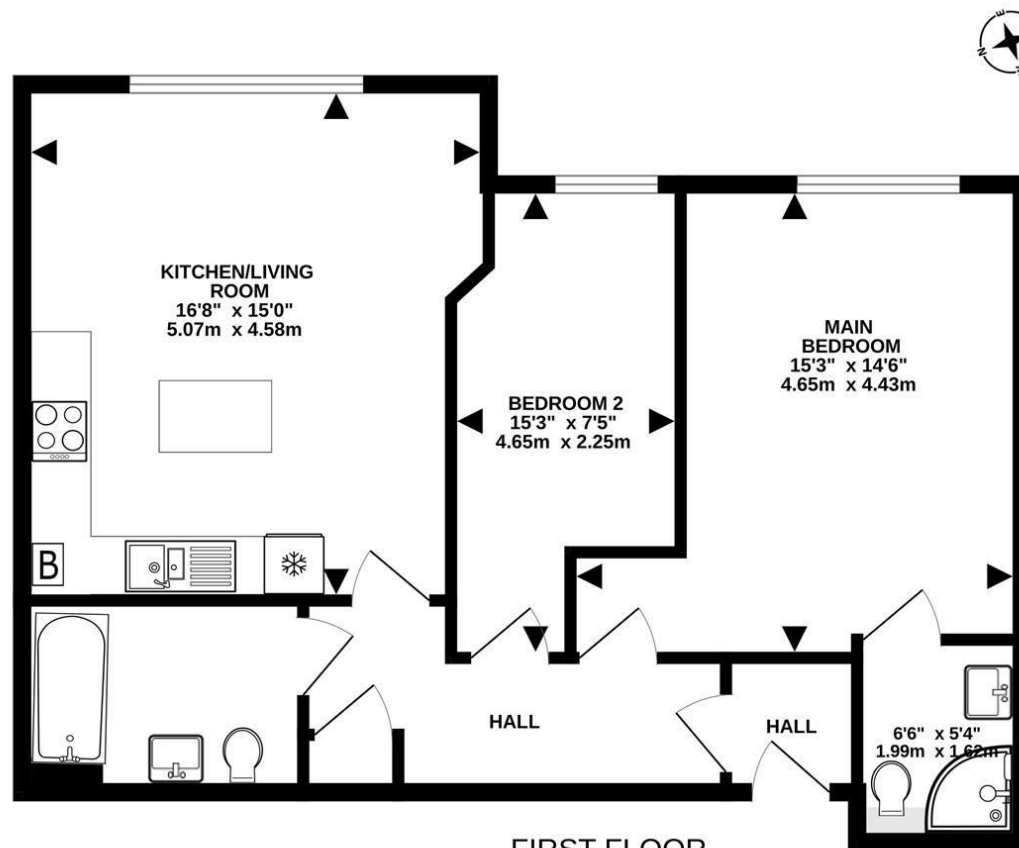




# PROPERTY DESCRIPTION



*Handwritten signature or initials in white ink.*



**FIRST FLOOR**  
685 sq.ft. (63.7 sq.m.) approx.

TOTAL FLOOR AREA: 685 sq.ft. (63.7 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>	83
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

# 4, Crown House,

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

TENURE: Leasehold  
EPC RATING: B  
COUNCIL:  
TAX BAND:

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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