

Kennedys'

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2 Wonford House, Heath
Drive
Walton On The Hill
KT20 7QL

Character, charm, outdoor space,
phenomenal location on a private
road; this apartment has it all,
opportunities like this one don't come
along every day.

£595,000



- Beautiful spacious ground floor apartment
- Character features throughout
- Located on a private road in the village of Walton on the Hill
- Some 1240 SqFt of living accommodation
- Walking distance from the village

- 2 Bedrooms
- Direct access to private outdoor area
- Off road parking
- Large, mature and well maintained communal gardens
- *Offered no onward chain*





PROPERTY DESCRIPTION

We have had the pleasure of knowing this stylish and rare two bedroom maisonette for a good number of years, and so were very pleased to accept instructions on behalf of the family. The apartment forms part of a large converted country house, set on a popular and much sought after private road on the edge of Walton on the Hill village. Offered with vacant possession, this spacious 2 bedroom ground floor apartment provides approximately 1240 sq ft of accommodation plus a garage in a separate block. Access is gained by a private front door, leading to the hallway, off which is a large bathroom, steps up to the inner hallway and also a doorway to the kitchen/breakfast room, measuring some 21' in length. From the inner hallway is bedroom 2 and a door though to the panelled sitting room, being 20' by 16'8", with feature fireplace and doors to the patio and gardens beyond. From the sitting room is access to the main bedroom, with a dressing room area and shower room.

Properties of this nature are a rare find, and this is no exception, with gas fired heating with radiators, and being well presented throughout. Another major feature is the private outside patio area to the rear, leading out to the beautiful and well tendered communal gardens, which provide the perfect back drop. To the front is a large communal driveway and forecourt area, as well as access to the garage block.

The Village of Walton is situated in between Reigate and Epsom and is an ideal location for those seeking a beautiful and peaceful setting. The area has a range of both independent and state schools including Chinthurst Prep School, Aberdour, Walton and Tadworth Primary Schools as well as Epsom College, City of London Freeman's School, Reigate Grammar & St Johns in Leatherhead. Reigate offers a large range of high street and independent boutique shops as well as a cinema and a wide choice of restaurants and bars. Epsom offers yet more shopping with large high street shops, restaurants, bars and cinema. Walton Heath Golf Club is moments away and within a short drive there is the RAC Golf and Country Club Epsom.





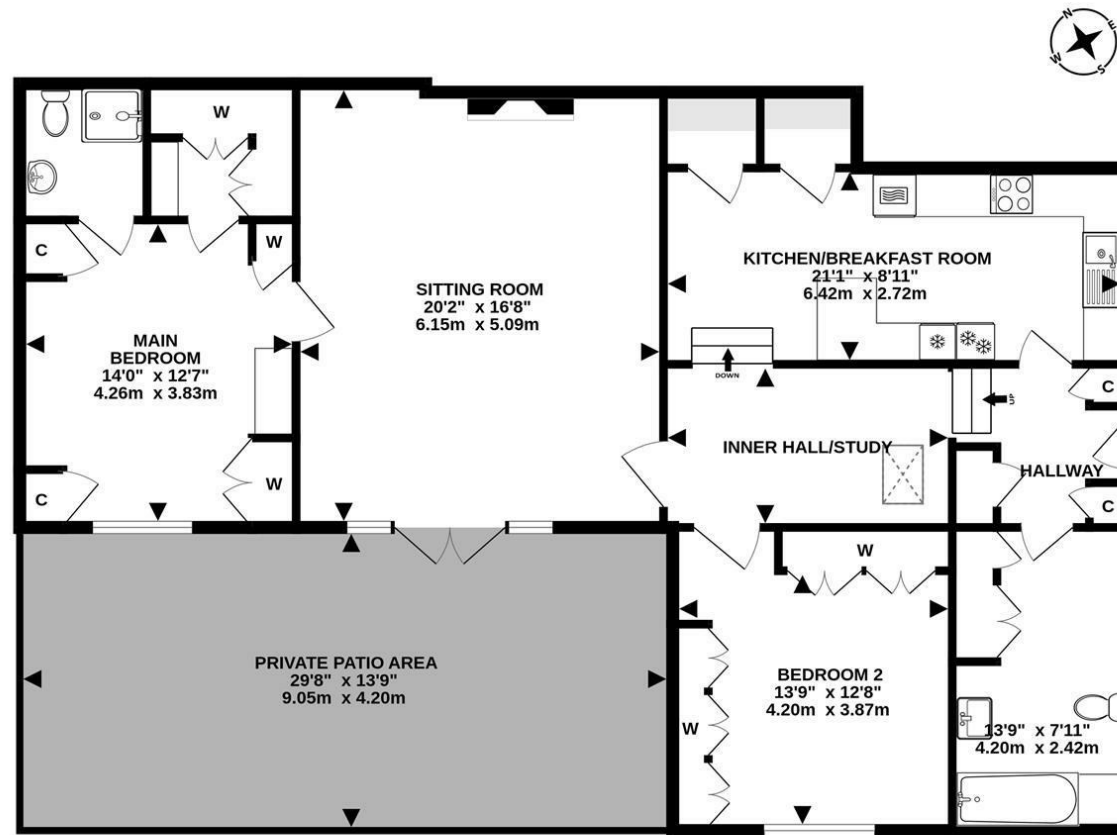




PROPERTY DESCRIPTION

Walton Heath and Epsom Downs offer excellent walking and riding within a short distance. Walton on the Hill itself has a range of pubs, restaurants and shops including a Co-Op supermarket, café by the pond, florist and Post Office. Tadworth station offers a fast service to London Bridge and London Victoria in under an hour. The M25 motorway is easily accessed at Junction 8 or 9, enabling fast routes to both Gatwick and Heathrow airports.

Please note that no pets are allowed at this property under the terms of the lease.
For further information or to arrange a private viewing, please contact a member of our sales team.



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.

TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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		
Not energy efficient - higher running costs		
England & Wales	52	63
EU Directive 2002/91/EC		

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

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.

TENURE: Leasehold - Share of Freehold
EPC RATING: E
COUNCIL: Reigate and Banstead
TAX BAND: E



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