

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

29, Walton Street  
Walton On The Hill  
KT20 7RR

Exciting Property Listing Alert: Fully Refurbished Semi-Detached Period Home!

Kennedys are thrilled to present a charming four-bedroom semi-detached property that has been fully renovated to an exceptional standard. This stylish home is situated in a central village location with a stunning south-facing garden and off-street parking and within easy reach of the local primary school.

£884,950



4



3



2



?



- Four bedroom semi detached house in central village location
- Sitting room with feature fireplace
- Study/bedroom 4
- Dining room
- Beautiful rear garden with two paved patios

- Extended and fully refurbished throughout
- Family room/playroom
- Stunning fully fitted kitchen/breakfast room
- Luxury bathroom and separate shower room
- Off street parking for two cars





# PROPERTY DESCRIPTION

This handsome, Victorian property is centrally located in Walton on the Hill, with a generous south easterly facing garden and offering off street parking. The ground floor accommodation comprises; entrance hall, study/bedroom four, a spacious sitting room with bay window and original feature fireplace (not used), family room with under stairs storage, bright and airy kitchen/breakfast room, dining room with French doors to rear garden and fully tiled bathroom with freestanding bath and walk in shower.

The beautiful shaker style fully fitted kitchen with a wealth of pale grey wall and base units enjoys quartz worktops, induction hob, double ovens and combination/microwave oven, integrated dishwasher, American style fridge/freezer, under counter sink with space for washing machine and tumble dryer and French doors leading to the paved patio and garden beyond.

The first-floor accommodation comprises; three double bedrooms served by a spacious fully tiled family shower room with underfloor heating.

The garden is mainly laid to lawn with two spacious paved patios and garden shed. Contemporary planting adds a pop of colour against the wooden fences, and a sunken trampoline and summer house provide entertainment for the children. A side gate gives access to the front drive.

The house benefits from a central village location, resin bonded driveway with off street parking for two cars, UPVC double glazed sash windows, plantation shutters, feature fireplace, limed oak engineered flooring to ground and first floor, underfloor heating to bathrooms and kitchen/breakfast room and dining room, oversized tiled floor to kitchen/breakfast room and dining room, radiator covers, luxury bathrooms having been extended and fully refurbished four years ago.













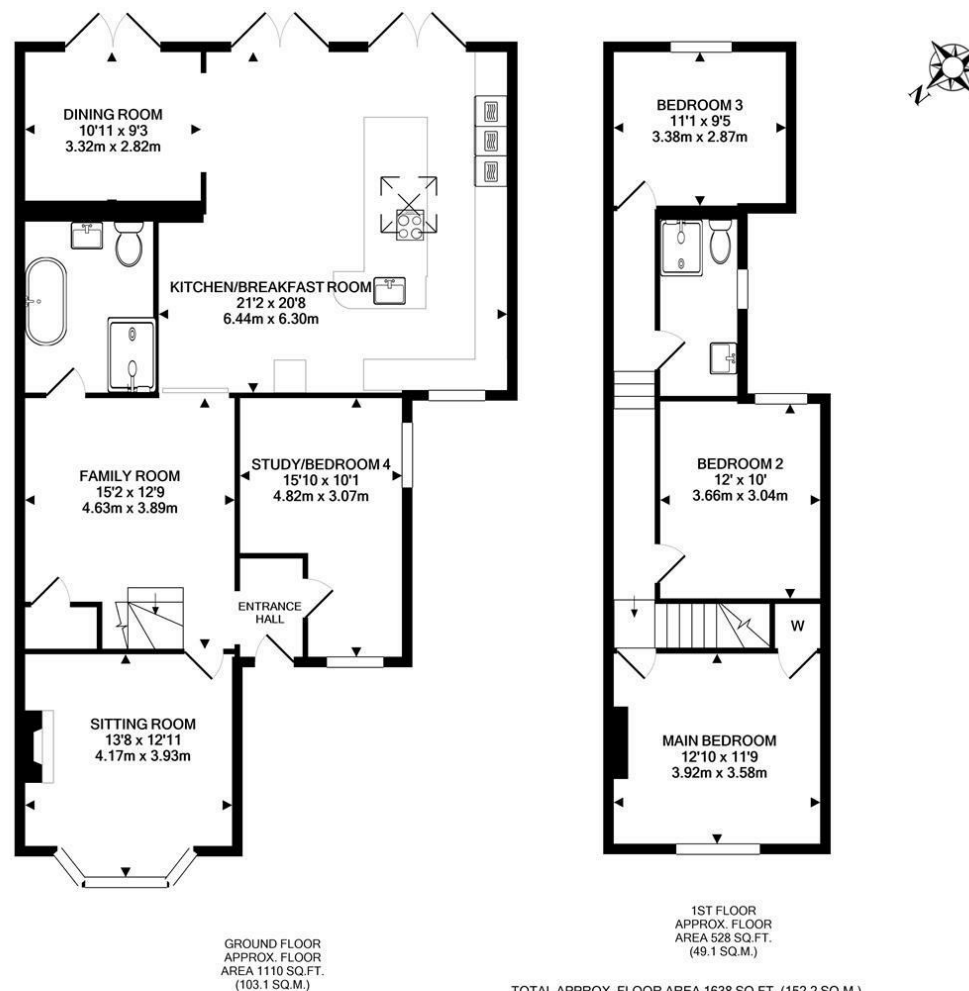
# PROPERTY DESCRIPTION

Walton Street is in the heart of Walton on the Hill village, that offers a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-way 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, wine merchant, fishmongers, bakers, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

Photographs taken September 2021

Council Tax Band: D

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping tail.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# 29, Walton Street

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

TENURE: Freehold  
EPC RATING: C  
COUNCIL: Reigate and Banstead  
TAX BAND: D

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.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT