

Kennedys'

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14, Sandlands Road
Walton On The Hill
KT20 7XA

Charming four bedroom end of terrace home, 3 minutes walk from Walton on the Hill primary school*, complete with generous garden, garage, and vehicular access to the rear.

£635,000



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- Charming end terrace cottage
- Over three floors
- Well proportioned garden
- Front garden, with space to create off-road parking
- Right in the heart of Walton on the Hill

- 4 bedrooms
- Modernised throughout
- Garage and vehicular access to the rear
- No onward chain
- *Viewings by appointment only*





PROPERTY DESCRIPTION

Thoughtfully updated throughout, the home retains many of its original features while benefiting from a modern kitchen and stylish finishes across all three floors.

The ground floor opens with an inviting entrance hall leading to a bright and spacious sitting room, complete with charming fireplace and sash-style windows. To the rear, the dining room provides a superb entertaining space, flowing seamlessly into the fitted kitchen, which features contemporary units and integrated appliances. French doors open directly onto the garden, creating a lovely indoor-outdoor connection.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom. The top floor has been cleverly converted to create a generous fourth bedroom, ideal as a guest room, home office or teenager's retreat.

Outside, the garden offers a great size for families or entertaining, with a lawned area, patio and mature planting. To the rear of the garden sits a garage, providing excellent storage or workshop potential, with the added benefit of rear vehicle access via a private driveway.

Located just a short walk from the village centre, local schools and beautiful countryside walks, this is a fantastic opportunity to secure a turnkey family home in a highly sought-after location.

* According to google maps









PROPERTY DESCRIPTION

Sandlands Road is in the heart of Walton on the Hill village, offering 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 Italian 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.

For further information, to discuss anything further or of course to arrange a private viewing, please contact a member of the sales team on 01737 817718

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, with the letters 'C' and 'K' being the most prominent.



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