

Kennedys'

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21, Chequers Lane
T
KT20 7SF

As village cottages go, this one has it all. Superbly presented, with 3 bedrooms, off street parking and considerable charm right in the heart of Walton Village.

£649,950



- Charming cottage
- 3 bedrooms
- Generous rear garden

- Village location
- Off street parking
- No onward chain





PROPERTY DESCRIPTION

Situated on the edge of Walton on the Hill village, and set back behind it's own private wooden five bar gate, leading to a brick paved forecourt, is this attractive, bay fronted, 3 bedroom semi detached cottage. Combining stylish modern living with the character of the original era, this is a home that delivers great accommodation over two floors, including entrance hall, sitting room, large open plan kitchen/dining room to the rear, and cloakroom, whilst to the first floor are three well proportioned bedrooms and family bathroom. Some of the many features of the cottage include wooden floors, fireplace and log burner, modern fireplace set in to cabinetry unit, American style shutters, stylish modern bathroom and Shaker style fitted kitchen, double glazing, gas fired heating by radiators and being well presented throughout To the rear is a large brick paved terrace leading on to a long lawn, being fenced to both sides, and enjoying a sunny, secluded aspect..

The village of Walton is served by a number of local traders including a coffee shop, butchers, four pubs, a Co-op Supermarket, a chemist, a pizza parlor, an Indian restaurant, 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, village, fishmongers, bakers, and much more. It also has a mainline railway station with regular services to London. The property is also perfectly located for easy access to local towns with Epsom and Reigate just a few miles away, and access to the M25 (junction 8) approx. 5 miles.

To arrange a viewing please contact a member of the Sales team on 01737 817718.



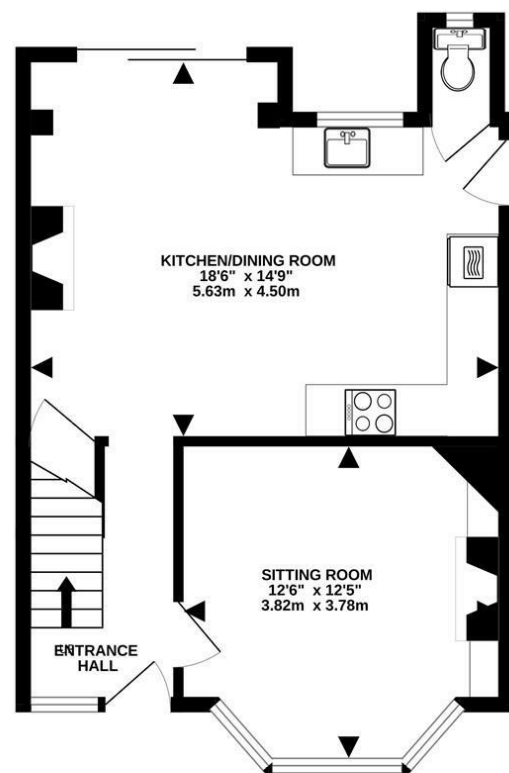




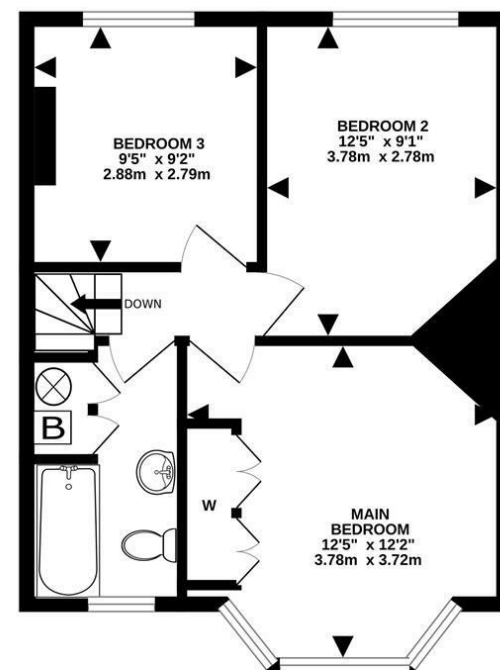
PROPERTY DESCRIPTION



2



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 861sq.ft. (80.0 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TENURE: Freehold

EPC RATING: D

COUNCIL:

TAX BAND: E

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