

WALTON ON THE HILL £1,250,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(55 to 68)	D		
(39 to 54)	E	40	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

- No onward Chain
- Well located in the heart of the village and just a short stroll to Walton Heath Golf Club
- First time to the market in nearly half a century!
- Large and well maintained, secluded westerly facing rear garden

- Detached 4 bedroom, two bathroom property built in approximately 1906
- Well presented and cared for with the added opportunity to both extend and improve (STPP)
- Large driveway and integral garage
- Well laid out living accommodation over two floors