



Chequers Lane, Walton on the Hill

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- 1010 sq ft property
- Three bedroom semi detached
- Extended kitchen/breakfast room
- Separate lounge
- Separate dining room
- Downstairs bathroom
- Downstairs shower room
- Walking distance of Walton on the Hill village
- Driveway for three cars
- Secluded rear garden

The Personal Agent are delighted to offer for sale this 1010 sq ft three bedroom extended semi detached property situated on the cusp of the village of Walton on the Hill and built in 1925. The property has been modernised by the current owners without sacrificing the character. The property benefits from an extended kitchen/breakfast room looking out to the rear garden, along with two separate reception rooms and a driveway for ample parking.

The property consists of, to the ground floor, an



entrance porch leading to a hallway, two reception rooms, an extended kitchen/diner with bi-folds to the rear garden; bathroom and a separate shower room. On the first floor there are three bedrooms, two of which are doubles and one single. Outside there is a driveway for three cars and a secluded rear garden.

Walton on the Hill is a quintessential Surrey village and could easily be set down in the Surrey Hills rather than within the M25. A few minutes' walk away, near the village pond, you will find a parade of shops featuring a number of cafes and

restaurants (including the ever popular Spaghetti Tree), a pharmacy, post office and handy Co-Op.

There are a number of pubs within the village including The Chequers, The Fox & Hounds and the Blue Ball. Local schools include Walton on the Hill Primary which remains highly sought after. Tadworth Station is nearby providing direct links to London and the M25 can be easily accessed at Reigate Hill.

Tenure - Freehold
Council tax band - E





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Chequers Lane
 Total Area: 1010 SQ FT • 93.80 SQ M
 (Excluding Void)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

