



17 SANDLANDS ROAD

WALTON ON THE HILL

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WALTON ON THE HILL KT20 7XB



2 RECEPTION ROOMS



KITCHEN/BREAKFAST ROOM



2 BEDROOMS



LUXURY BATHROOM

APROX. 715.98 FT² | 73.87 M²

A beautifully presented Victorian terraced cottage situated in the heart of the village and close to the picturesque Mere Pond.

The property has recently been skilfully extended to the ground floor to provide a modern open plan kitchen/diner to the rear with peninsular breakfast bar and there is a cozy lounge to the front with ornate cast iron fireplace.

Upstairs there are two double bedrooms and a luxuriously appointed bathroom with large format tiling, bath, and separate shower.

Outside there is a paved frontage with picket fencing and the south facing rear garden is mainly laid to lawn with borders and patio area.

The property has gas central heating and double glazing and features high quality oak laminate flooring to the ground floor.

The village centre which is a few hundred yards away offers a post office/general store, a co-op supermarket, Chemist, and individual shops, and a choice of gastro pubs and restaurants. The village has an excellent junior primary with a good Ofsted rating and a choice of further education in the wider general area.

The area is surrounded by open countryside including Walton Heath where many fine walks can be enjoyed and the major centres of Banstead, Epsom and Reigate and there is an Asda superstore at Burgh Heath which is 2 miles away. Tadworth station provides services to London Bridge and Victoria with a journey time of around 50 minutes and the M25 is 3 miles to the south and offers swift access to Gatwick and there are bus services to Reigate, Redhill, Banstead and Epsom.

ASKING PRICE: £485,000

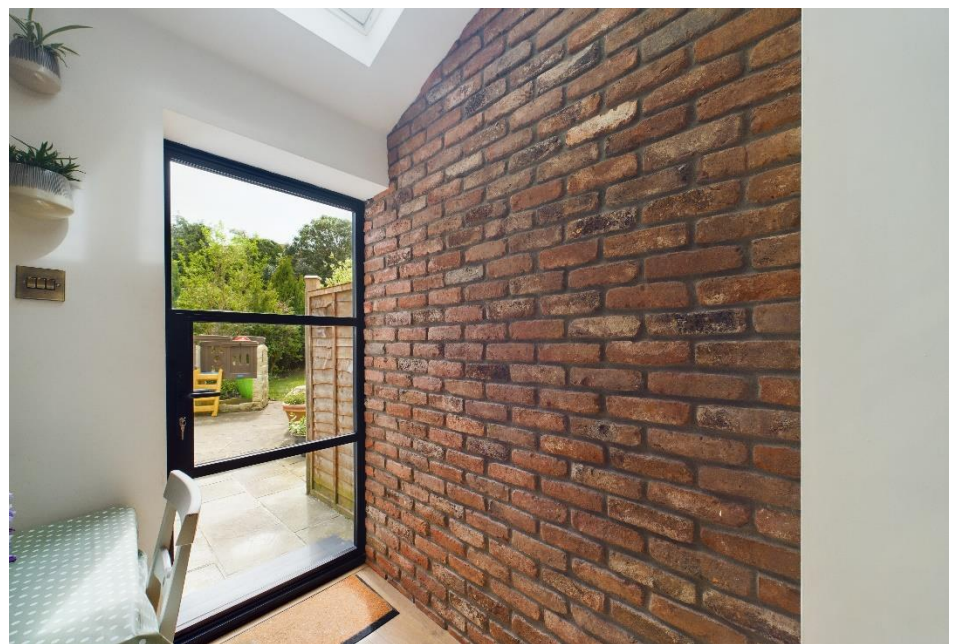
FREEHOLD





Ground Floor





WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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