

**MICHAEL
EVERETT**



SANDLANDS ROAD

WALTON ON THE HILL

www.michael-everett.co.uk

41 SANDLANDS ROAD

WALTON ON THE HILL KT20 7XB



2 RECEPTION ROOMS



2 BEDROOMS



BATHROOM with bath and shower cubicle



KITCHEN WITH FITTED APPLIANCES

APROX. 808.7 FT² | 75.13 M²

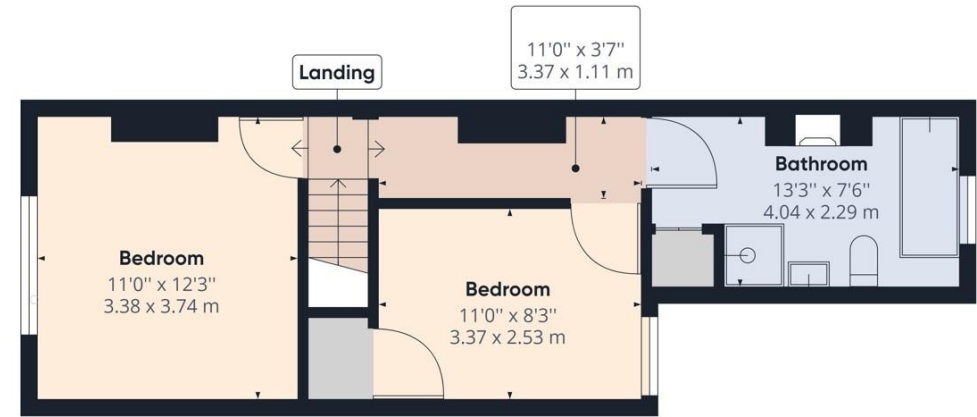
A well presented and most charming terraced cottage situated within the heart of Walton on the Hill village. The property offers; entrance lobby, lounge, separate dining room, fitted kitchen, rear lobby, 2 double bedrooms, large 1st floor bathroom with bath and shower cubicle, delightful level sunny south-west facing rear garden with rear pedestrian access. The property has gas central heating and double glazing.

The property is located within this ever popular village road close to the picturesque Mere Pond. The village offers a post office/general store, a co-op supermarket, and individual shops, and a choice of pubs and restaurants. The village has an excellent junior school and bus services are available.

The area is surrounded by open countryside at Walton Heath where many fine walks can be enjoyed and the major centres of Banstead, Epsom and Reigate are within 4 mile radius. The M25 is 3 miles to the south and offers swift access to Gatwick, Heathrow and the south coast.

GUIDE PRICE: £500,000







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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