

**MICHAEL
EVERETT**



WALTON STREET

WALTON ON THE HILL

www.michael-everett.co.uk

71 WALTON STREET

WALTON ON THE HILL, KT20 7RZ



2 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM



3 BEDROOMS



BATHROOM & SHOWER ROOM

APPROX 1385.25 FT² | 128.69 M²

Enjoying a central village location, a spacious semi-detached 1950's built family house featuring a large ground floor extension and a south facing rear garden.

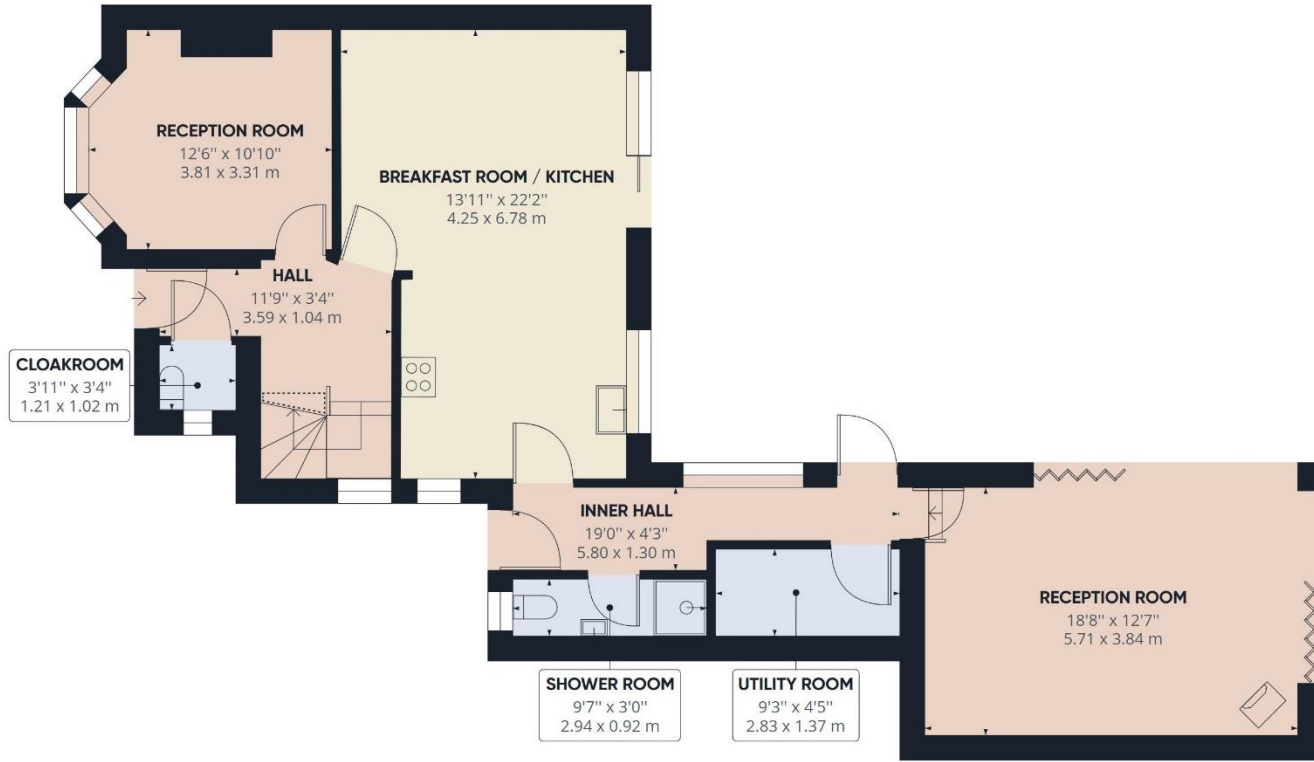
Offered in sale in good condition throughout the accommodation comprises, on the ground floor, an entrance hall with cloakroom off, lounge to the front with bay window and fireplace, a 22ft x 13ft kitchen breakfast, shower room and a stunning garden room with dual aspect bi-fold doors opening out onto the rear garden, a vaulted ceiling with skylights and a contemporary suspended log burning stove.

On the first floor three bedrooms are served by a modern bathroom with slipper bath and a separate shower cubicle. Outside, there is parking to the front for several cars with side access to the lovely highly secluded rear garden.

Positioned close to the village green and opposite 'Gun Corner' the house is within a 200 yards of the village shops, pubs, restaurants and primary school and one mile from Tadworth station. The beautiful open spaces of Walton Heath, Headley Heath and Epsom Downs are within a short dog walk away.

GUIDE PRICE: **£799,950**







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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