



# SANDLANDS ROAD


WALTON ON THE HILL

[www.michael-everett.co.uk](http://www.michael-everett.co.uk)

# 68 SANDLANDS ROAD

WALTON ON THE HILL, KT20 7XA

 LIVING ROOM

 3 BEDROOMS

 KITCHEN/DINER

 BATHROOM AND EN-SUITE

APPROX 991.25FT<sup>2</sup> | 92.09 M<sup>2</sup>

EPC RATING: D

COUNCIL TAX BAND: D

An attractive semi-detached character cottage located in the heart of the village and directly opposite open fields and featuring well-presented and spacious accommodation, and a delightful level rear garden.

The property comprises a lounge with bay window and open fireplace to the front, a modern kitchen/dining room to the rear with access to the garden, utility room and downstairs cloakroom. On the first-floor, bedroom one has an en-suite shower room, there are two further bedrooms and a family bathroom.

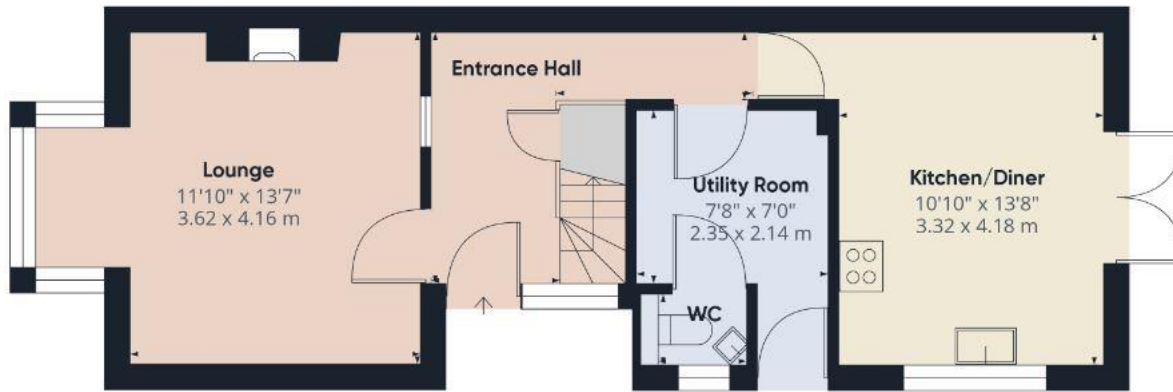
The property has gas central heating and double glazing and has potential to extend to the rear, and into the loft where a successful planning application under permitted development which has now lapsed but could be re-applied for with confidence.

Outside, as the property is set well back from the street scene, there is a large front garden and a driveway with parking for two cars and side access to the rear garden which extends to 90ft with a patio area and level lawn and large storage shed with further porcelain tile paved patio. There is also an EV charger point.

Sandlands Road is conveniently located being just a short stroll from the village shops a selection of local gastro pubs, the picturesque Mere Pond and the surrounding countryside where many fine walks can be enjoyed. The village boasts a highly regarded junior school and is famous for Walton Heath Golf Course which has hosted many prestigious tour events.

**GUIDE PRICE: £685,000**







**WALTON ON THE HILL OFFICE** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**



**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.

michael-everett.co.uk