



BREECH LANE

WALTON ON THE HILL

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57 BREECH LANE

WALTON ON THE HILL KT20 7SJ



1 RECEPTION ROOM



KITCHEN DINING ROOM



2 BEDROOMS



BATHROOM & CLOAKROOM

APROX. 834.91 FT² | 77.57 M²

Located towards the end of a popular village cul-de-sac a beautifully presented and modernised end of terrace period cottage with extended ground floor accommodation.

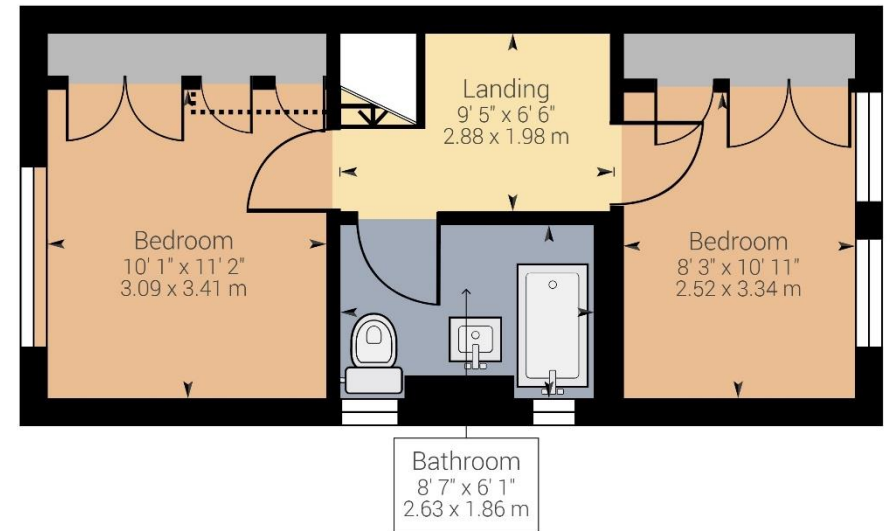
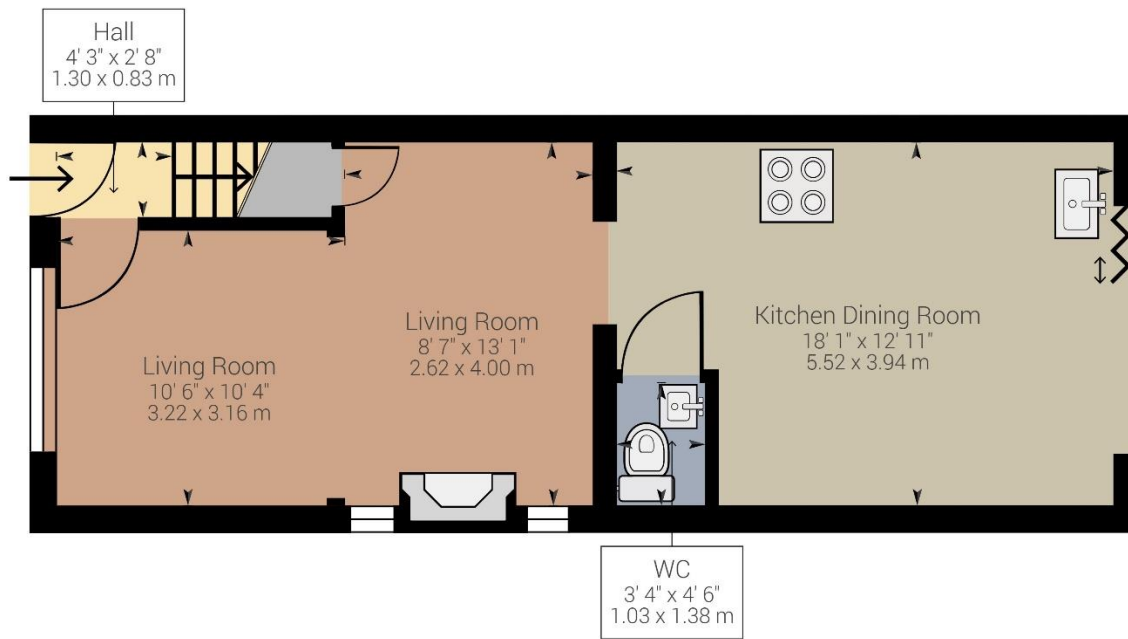
This charming home features a large L shaped double aspect living room with wood flooring and a fitted log burner, a stunning kitchen diner fitted with quality appliances, skylight windows and bi-fold doors leading out to the garden, a ground floor cloakroom, two double bedrooms and a first floor bathroom. In addition, there is also scope for a loft conversion, subject to planning permission.

Outside, there is space to the front to create parking for one car whilst to the rear a good size landscaped garden has side access with further parking and a garage to the rear.

Breech Lane is close to the village centre being just a short stroll from the village shops, pubs/restaurants, primary school and the open spaces of Walton Heath.

ASKING PRICE: £575,000







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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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