



QUEENS CLOSE

WALTON ON THE HILL

www.michael-everett.co.uk

3 QUEENS CLOSE

WALTON ON THE HILL, KT20 7SU

 LIVING ROOM

 KITCHEN/BREAKFAST ROOM

 3 BEDROOMS

 CLOAKROOM AND SHOWER ROOM

APPROX 934 FT² | 86.8 M²

EPC RATING: TBA

COUNCIL TAX BAND: D

This well maintained three bedroom terraced freehold house which is situated in a delightful sought after -de-sac location, would be an ideal first house, trade down, buy to let investment or lock up and leave property. The property includes an enclosed porch, reception hall and a large living room with two sets of sliding double glazed doors with access to a timber decked south facing rear garden. There is a fully fitted kitchen with breakfast bar and downstairs cloakroom. Upstairs there are three good bedrooms and a shower room. The property has a paved frontage and a single garage with driveway.

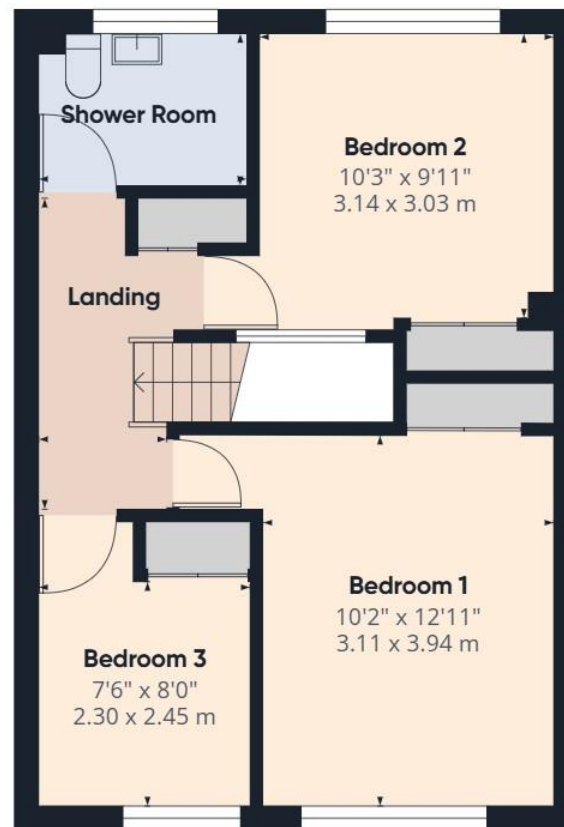
The property features gas central heating and double glazing and is offered for sale with no onward chain.

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 there is 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.

GUIDE PRICE: **£550,000** FREEHOLD







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