



DUFFIELD ROAD

WALTON ON THE HILL

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27 DUFFIELD ROAD

WALTON ON THE HILL KT20 7UQ

**3 RECEPTION ROOMS**

**FITTED KITCHEN**

**3 BEDROOMS**

**BATHROOM & CLOAKROOM**

APPROX 1453 FT2 | 135 M2

EPC RATING: 'D'

COUNCIL TAX BAND 'F'

This handsome, bright and spacious double-fronted detached house is situated in the heart of the village and is offered for sale in excellent decorative order and with no onward chain.

The property features a welcoming reception hall, charming dual-aspect lounge with wood-burning stove, and a separate dining room also with a wood burner. The ground floor also includes a newly fitted, modern kitchen (with quartz work surfaces, integrated double oven, hob, hood, dishwasher and fridge-freezer), a downstairs cloakroom and superb full width L-shaped double-glazed conservatory with engineered oak flooring to the rear. Upstairs there are three good-sized bedrooms all with fitted/integrated wardrobes and a large modern bathroom with underfloor heating, bath and shower cubicle with thermostatic shower.

The property has excellent potential for extending into the loft space (currently fully boarded), above the garage and/or to the rear, subject to any required consents.

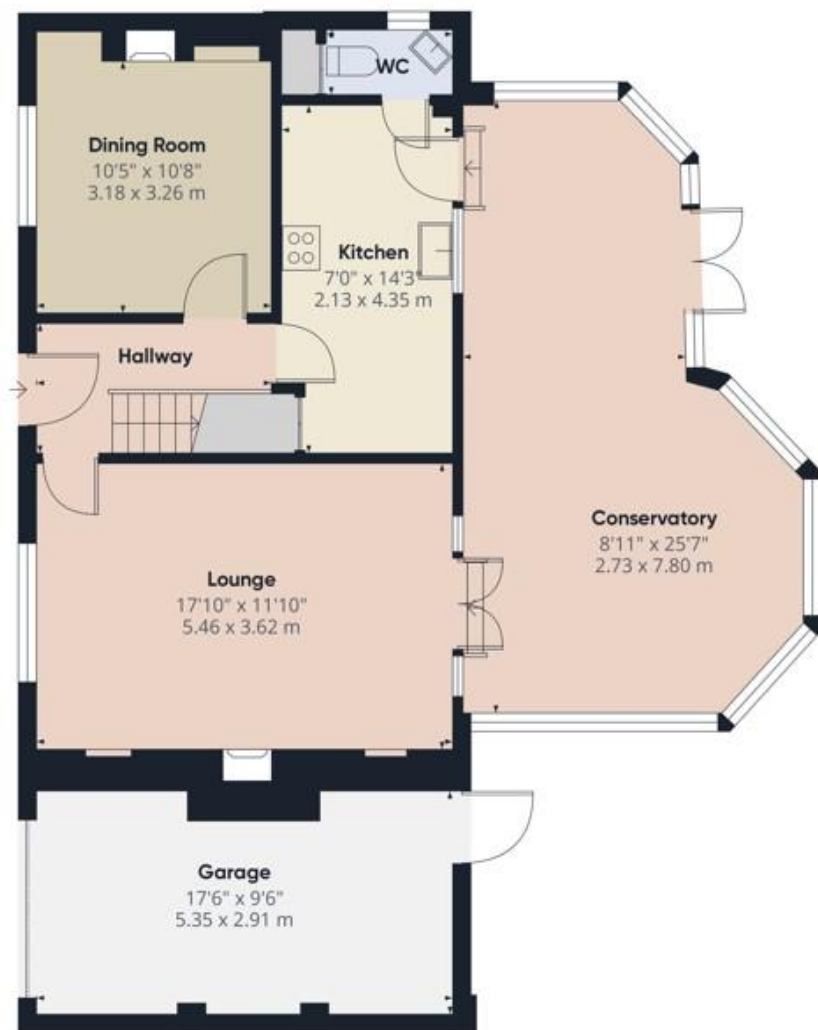
Outside, there is an attached garage with private driveway, a generous 54ft width of road frontage and well-maintained front and rear gardens. The rear garden, measuring 70ft x 45ft, is secluded by high hedgerows and mainly laid to lawn, with two patio areas ideal for al fresco dining. Additional features include uPVC double glazing with quarry-tiled sills, and a combination gas boiler.

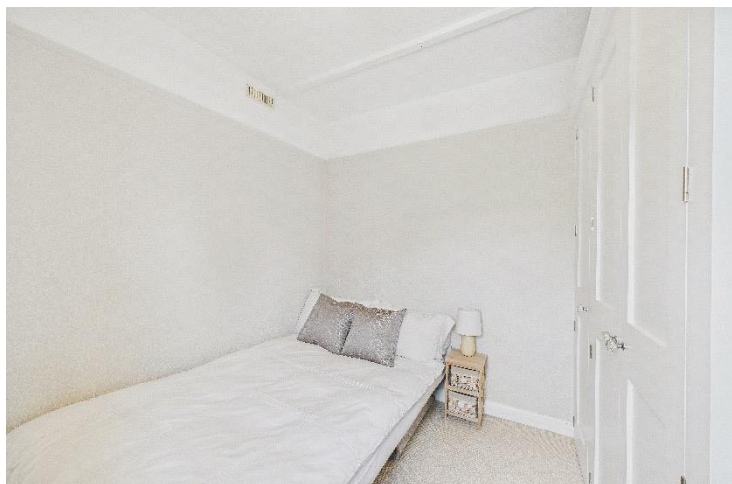
The property is ideally located just a few minutes from the village high street and equally close to Walton Heath where many fine walks can be enjoyed.

The village offers the picturesque Mere Pond, individual local shops including a general store/post office and a supermarket for everyday needs. There is a pre-school nursery and a junior school, whilst there is a selection of schools and colleges for all age groups in the surrounding area. Tadworth Station provides services to London Bridge and Victoria with a journey time of around 50 minutes, whilst the M25 can be accessed at the Reigate Hill interchange to the south.

Price: **£875,000** Freehold







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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