



WALTON STREET

WALTON ON THE HILL

www.michael-everett.co.uk

11 CHERRY COTTAGES

WALTON STREET, WALTON ON THE HILL, KT20 7RW

 LIVING ROOM & CONSERVATORY



KITCHEN/DINER

 2 BEDROOMS



BATHROOM AND EN-SUITE

APPROX 873 FT² | 80.9 M²

EPC RATING: TBA

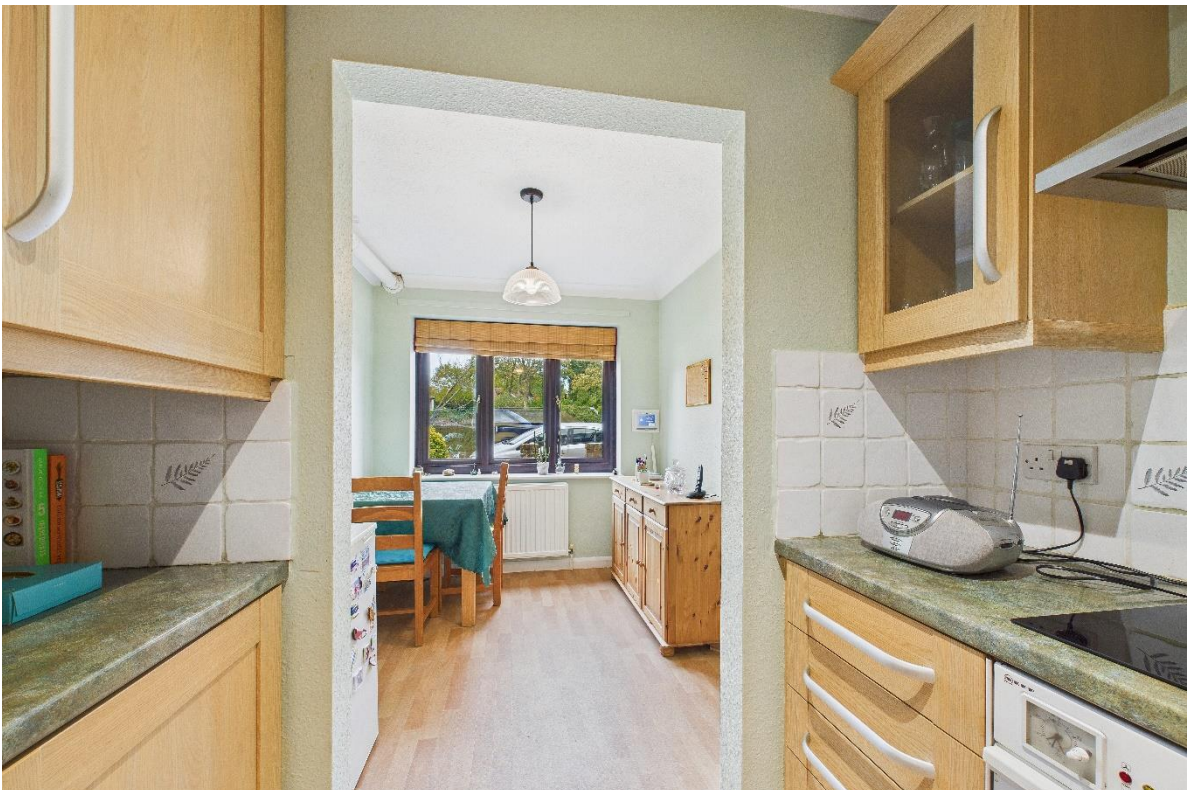
COUNCIL TAX BAND: D

A rare opportunity to acquire this delightful modern freehold terraced mews style cottage located directly opposite the picturesque village Pond. The property which requires some modernisation, offers accommodation ideal for a first-time house buyer, trade down or investor buyer.

The accommodation comprises; entrance porch, entrance hall, cloakroom, lounge, conservatory, fitted kitchen with dining area, landing with loft access via a pull-down ladder, two bedrooms both with fitted wardrobes, en-suite shower room to bedroom one, and a bathroom. Outside there are small easy to maintain paved front and rear gardens. The property is double glazed and has gas central heating and is offered for sale with no onward chain.

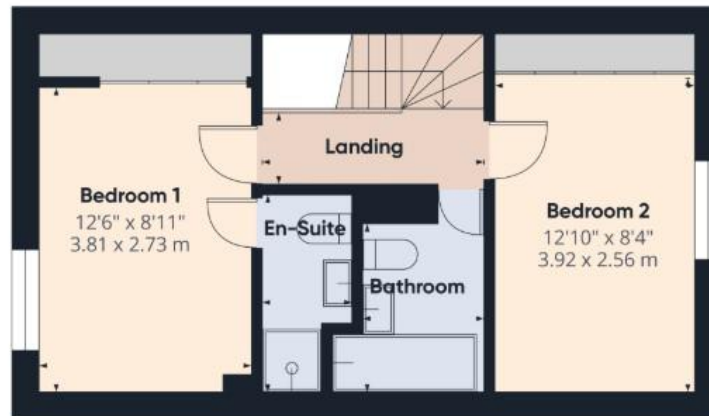
The village offers a variety of individual shops, a chemist, post office/general store, a cafe, a supermarket for everyday needs and a dentist. Nearby Tadworth has family run bakers and butchers and a station providing services to London Bridge and Victoria via East Croydon with a journey time of around 50 minutes and bus services through Walton to all local centres. There is a nursery school and a junior school in the village which is surrounded by some of Surrey's most glorious open countryside including Walton Heath where many fine walks can be enjoyed.

PRICE: **£475,000** FREEHOLD





Ground Floor



Floor 1





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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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