



**FINE & COUNTRY**  
Kingswood

*36 Meadow Walk*  
Walton On The Hill, Surrey KT20 7UG

## Property at a glance

- Beautifully Presented Family Home
- Three Double Bedrooms
- Refurbished & Extended
- Fabulous Open-Plan Kitchen/Dining/Family Room
- Sitting Room
- Utility Room & Cloakroom
- Two Modern Bath/Shower Rooms
- Level Rear Garden
- Driveway To The Front
- Walking Distance To Walton On The Hill Village Shops & Local Schools

## Setting

Walton on the Hill provides a splendid village with a range of various shops including a coffee shop, local butchers, local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-away and the award-winning Spaghetti Tree restaurant.

Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers, coffee shop and much more. It also has a mainline railway station with services to London Bridge and London Victoria. The property is perfectly located for access to local towns Epsom, Reigate and Dorking, and access to the M25 (junction 8) less than 5 miles.

**£879,950 Freehold**

# 36 Meadow Walk

This beautifully presented family home has been lovingly refurbished over the years including a ground and first floor extension and a fabulous rear extension to the kitchen/breakfast room. The property is currently arranged as a three double bedroom semi-detached family home and is located in a popular / highly sought after location, within walking distance of Walton on the Hill village and local primary school.

This attractive, period property offers fabulous entertaining space, with a spacious 32'7 x 18'11 open-plan kitchen/dining/family room with bi-folding doors opening to the rear garden. The beautifully fitted kitchen offers a range of integrated appliances, light coloured fitted units and a large central island with breakfast bar and wood effect flooring laid across the entire room as well as the ground floor. There is also a utility room and cloakroom accessed from the kitchen with a door leading onto the garden. To the front of the house is a fabulous sitting room with period features including an open fire and bay window.

To the first floor is the master bedroom with a feature fireplace and a modern en-suite bathroom. Elsewhere there are two further double bedrooms, one with a dressing room and a separate family bath/shower room. Outside there is a level rear garden with a sun terrace flowing across the rear of the property and to the front a driveway with off road parking for two cars.

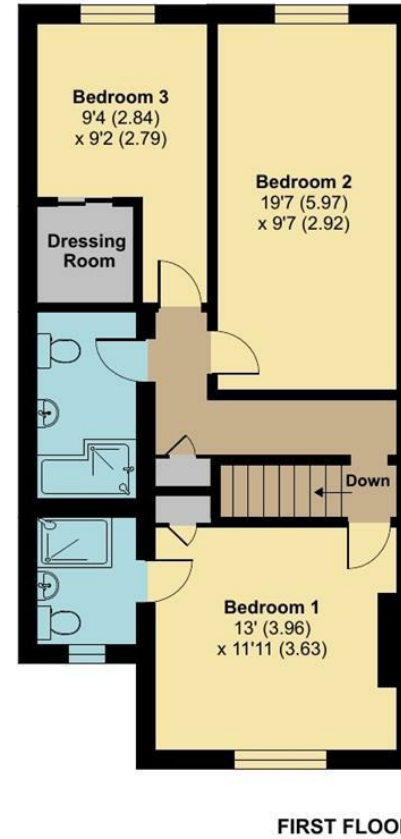
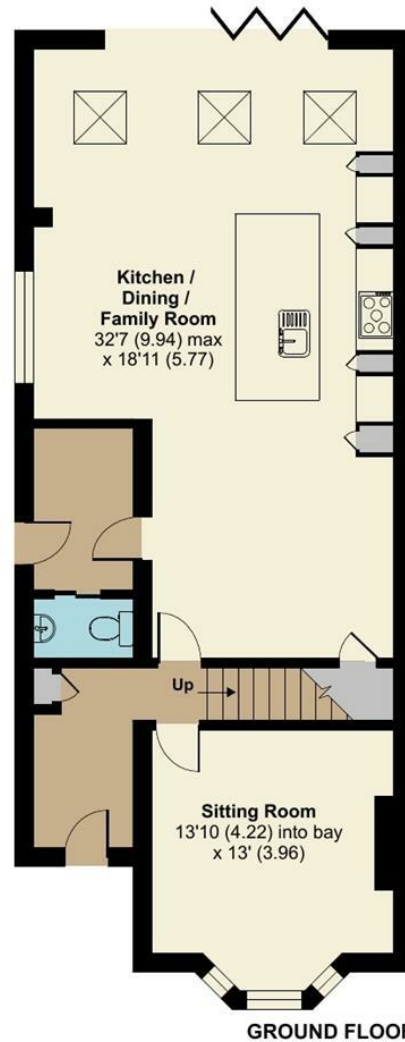
An internal viewing is highly recommended. NB: Pursuant to the 1979 ESTATE AGENCIES ACT we must inform you that an associate of Fine & Country has an interest in this property.



# Meadow Walk, Walton On The Hill, Tadworth, KT20

Approximate Area = 1630 sq ft / 151.4 sq m

For identification only - Not to scale

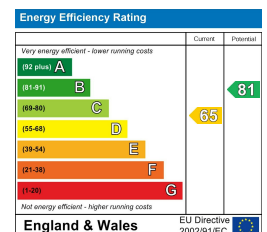


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Fine & Country. REF: 1061184

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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