



WALTON STREET

WALTON ON THE HILL

www.michael-everett.co.uk

71 WALTON STREET

WALTON ON THE HILL, KT20 7RZ



2 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM



3 BEDROOMS



BATHROOM & SHOWER ROOM

EPC RATING 'C' APPROX 1385.25 FT² | 128.69 M²

Enjoying a central village location a spacious semi-detached family house featuring a large ground floor extension with bi-folds leading to the south facing rear garden.

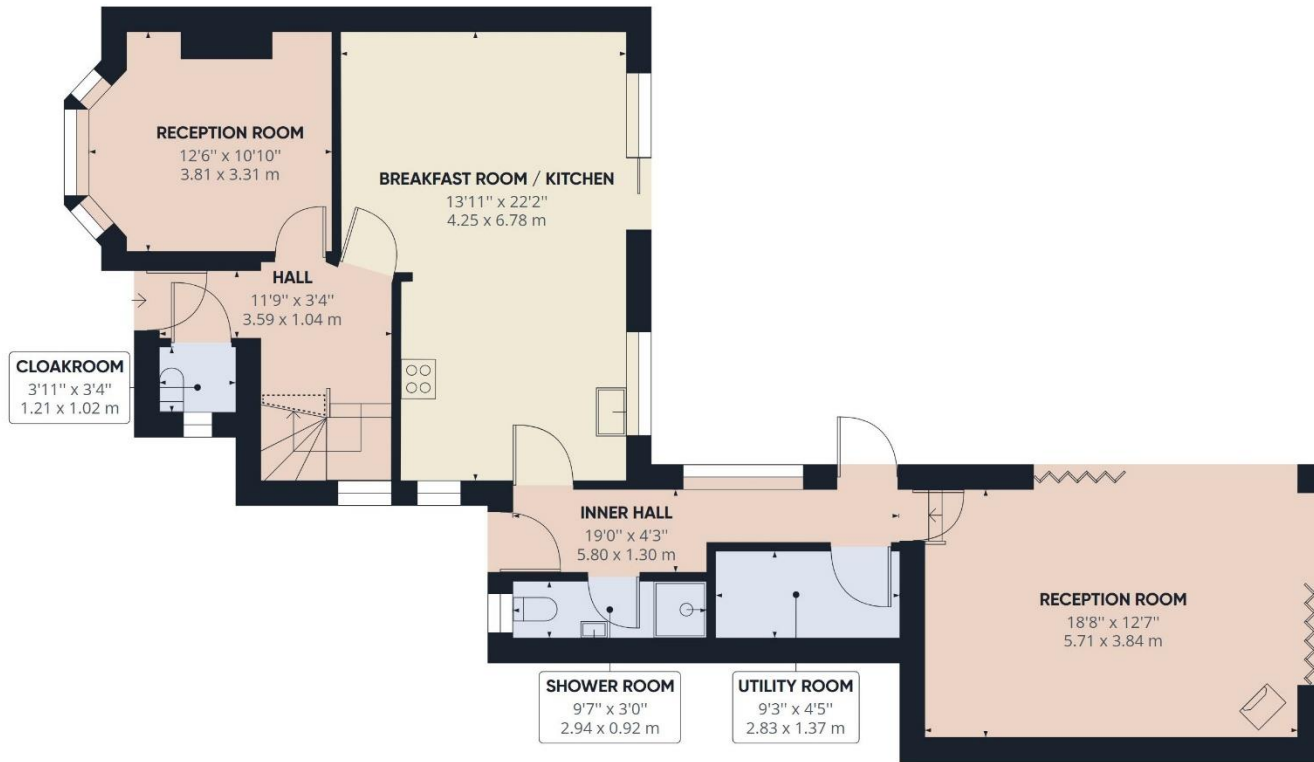
The accommodation comprises an entrance hall with cloakroom, lounge to the front with feature fireplace and bay window. There is a large kitchen/breakfast, a downstairs shower room and a stunning garden room with a vaulted ceiling with skylights and a contemporary suspended log burning stove and with bi-fold doors leading to the garden. On the first floor there are three bedrooms and a modern bathroom with slipper bath and a separate shower cubicle. Outside, there is parking to the front for several cars with side access to the lovely highly secluded rear garden.

The property is located within a few minutes' walk of the village centre and the picturesque Mere Pond. The village has a highly regarded primary school, local shops including a chemist, post office general store and a coop supermarket. There is a choice of gastro pubs and restaurants in the local area and fine walks can be enjoyed within the open spaces of nearby Walton Heath. Tadworth station provides services to London Bridge and Victoria via East Croydon with a journey time of around 50 minutes and the M25 can be accessed at Reigate Hill which is 3 miles to the south. The nearby centres of Banstead, Epsom and Reigate offer comprehensive shopping facilities and there are schools for all age groups and colleges for further education in the general area.

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GUIDE PRICE: **£765,000** 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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