



**DEANS LANE**

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# LITTLE BOXDALE

DEANS LANE, WALTON ON THE HILL, KT20 7TR

 4 RECEPTION AREAS

 KITCHEN

 4 BEDROOMS

 BATHROOM & SHOWER ROOM

APPROX 2247 FT<sup>2</sup> | 208.7 M<sup>2</sup>

EPC RATING: D

COUNCIL TAX BAND: G

Tucked away within a plot measuring just under one quarter of an acre is this detached property that would benefit from remodelling and modernisation throughout.

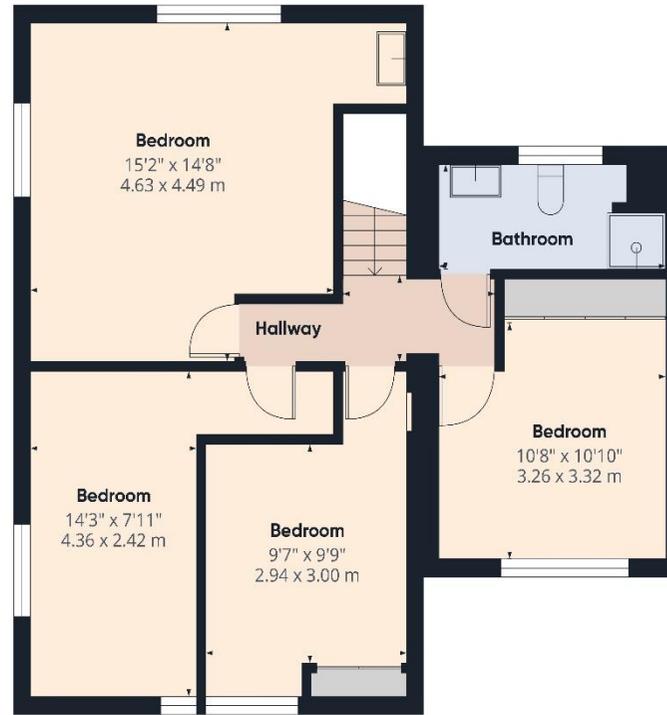
This delightful property offers the following accommodation that comprises of; enclosed entrance porch, welcoming reception hallway, living room, dining room with access to enclosed storeroom, kitchen/breakfast room, downstairs bathroom and conservatory overlooking the rear gardens. To the first floor there are four bedrooms and a shower room.

The property is located down a small driveway off Deans Lane and shared by two other properties. The established and private plot offers a high degree of seclusion and has a large expanse of lawn with well stocked flower borders, a driveway with ample parking available in front of a double garage with electric up and over door. Externally there is access to a workshop as well. Little Boxdale offers the eventual purchaser huge scope and potential to create a wonderful home for all the family to enjoy and be within peaceful surroundings.

The property is ideally located within walking distance of Walton Heath Golf Club and the open spaces of Walton Heath which are perfect for dog walking and taking a leisurely walk. The village centre is also close by and offers the picturesque Mere Pond, local Co op supermarket, post office/village store, chemist and a range of independent stores for your everyday needs. There are several gastro pubs and restaurants in and around the village also. Tadworth station provides services into London Bridge & Victoria and the M25 can be accessed 3 miles away.

PRICE: **£1,000,000** 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.