



B&L. STEVENS
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N053 Beauty

N053 Salon

A characterful maisonette in the heart of Walton on the Hill

exclusive to

SAUNDERS

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Tudor Court
Walton Street
Walton On The Hill
KT20 7RR

London 17 Miles Epsom 3 miles
Reigate 3 miles

London 45 minutes by rail from Tadworth Station
M25 3 miles at either Reigate (J8) or Leatherhead (J9)

All times and distances are approximate

A characterful two bedroom maisonette at the heart of Walton on the Hill with pubs, restaurants and shops just moments away. Presented to the market with no chain and great potential for a new owner to make it their own.



- Entrance Hall
- Sitting-Dining Room
- Kitchen
- Bathroom
- Two Bedrooms

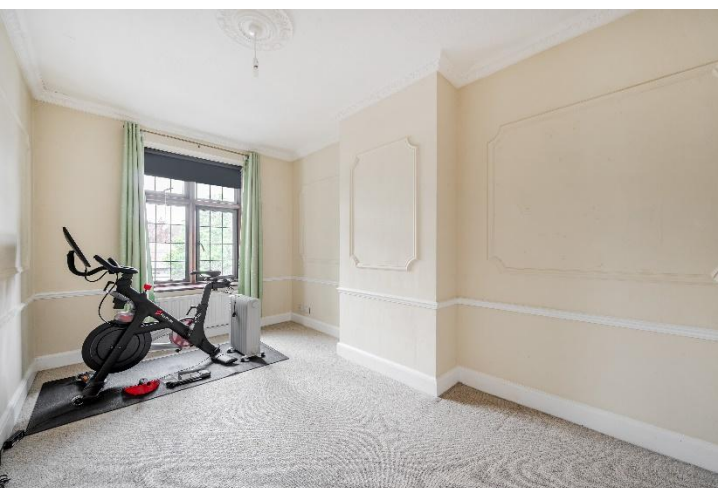
Price £325,000





This two bedroom maisonette offers a characterful space in the centre of Walton village. There is a dedicated front door to the property with an entrance hall leading to the stairs up into the living area. The two bedrooms are both doubles with large windows each. The Sitting-Dining room also enjoys large windows and a feature fireplace. The kitchen and bathroom both have modern fittings and are well apportioned, there is also a brand new modern combi boiler in the kitchen.

Walton on the Hill is a charming village with a popular high street, with a wealth of pubs and restaurants supplementing a Coop, salons and numerous other businesses. The village is home to both the village primary school and Bramley Hill School, both are well regarded locally. Bus routes run through the village that provide access to Epsom, Reigate, Redhill and Sutton and nearby Tadworth station provides a mainline service to London Bridge. The M25 is accessed by J8 just a short drive away and with that Gatwick airport is within 20 minutes' drive.



Central village location | High ceilings and large windows | End of chain | Own front door and entrance hall | Two double bedrooms | Short walk to both Walton Primary and Bramley Hill schools | Feature fireplace to sitting-dining room | Gas-fired central heating with modern combi boiler | Close to bus routes

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale

Tenure: Leasehold

Lease: 222 years from 1980

Service: minimal during the last 5 years, not more than £500 pa

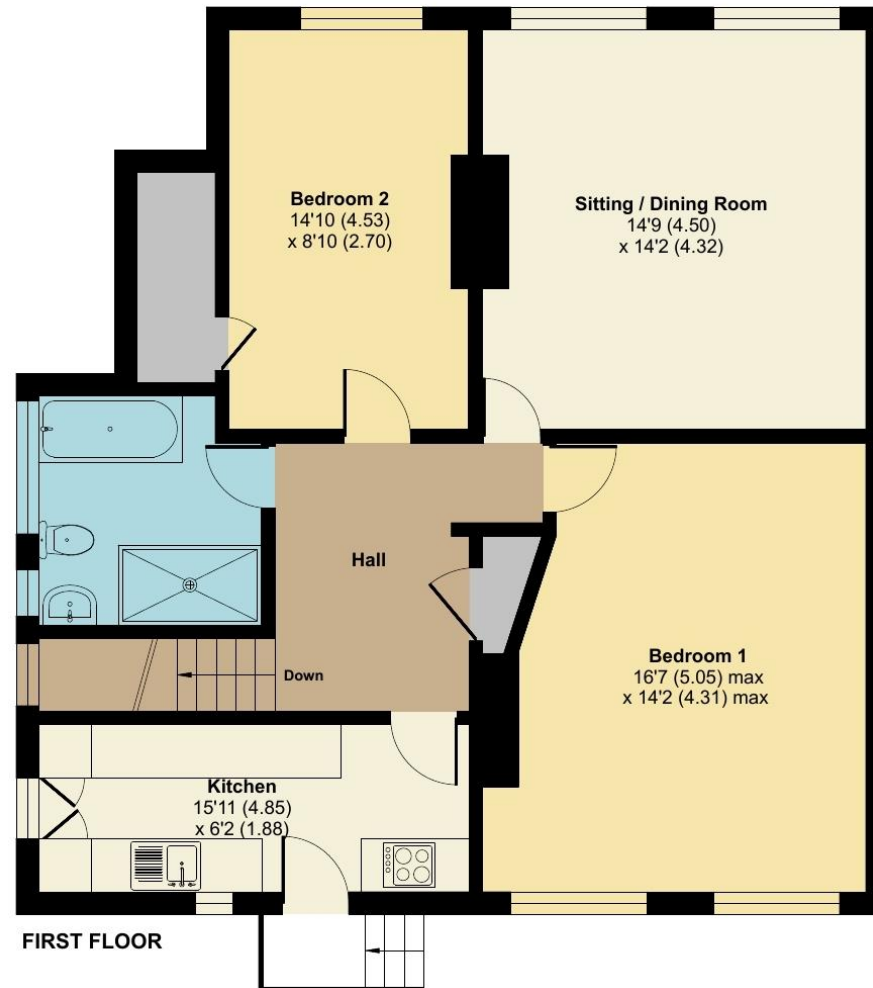
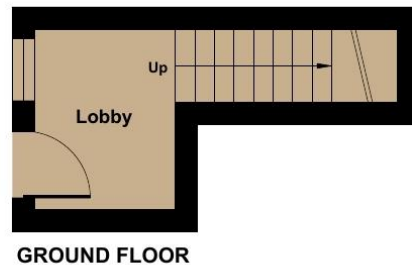
Local Authority: Reigate and Banstead Borough Council

Council Tax Band: C

All mains services

To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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a viewing appointment

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