

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

14, Sandlands Road
Walton On The Hill
KT20 7XA

Charming four bedroom end of terrace home, 3 minutes walk from Walton on the Hill primary school*, complete with generous garden, garage, and vehicular access to the rear. Available immediately on an unfurnished basis.

£2,300 Per Month



4



2



1



1

- Charming end terrace cottage
- Over three floors
- Well proportioned garden
- Front garden, with space to create off-road parking
- Right in the heart of Walton on the Hill
- 4 bedrooms
- Modernised throughout
- Garage and vehicular access to the rear
- Available immediately
- *Viewings by appointment only*





PROPERTY DESCRIPTION

Thoughtfully updated throughout, the home retains many of its original features while benefiting from a modern kitchen and stylish finishes across all three floors.

The ground floor opens with an inviting entrance hall leading to a bright and spacious sitting room, complete with charming fireplace and sash-style windows. To the rear, the dining room provides a superb entertaining space, flowing seamlessly into the fitted kitchen, which features contemporary units and integrated appliances. French doors open directly onto the garden, creating a lovely indoor-outdoor connection.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom. The top floor has been cleverly converted to create a generous fourth bedroom, ideal as a guest room, home office or teenager's retreat.

Outside, the garden offers a great size for families or entertaining, with a lawned area, patio and mature planting. To the rear of the garden sits a garage, providing excellent storage or workshop potential, with the added benefit of rear vehicle access via a private driveway.

Located just a short walk from the village centre, local schools and beautiful countryside walks, this is a fantastic opportunity to secure a turnkey family home in a highly sought-after location. Available now, unfurnished

* According to google maps





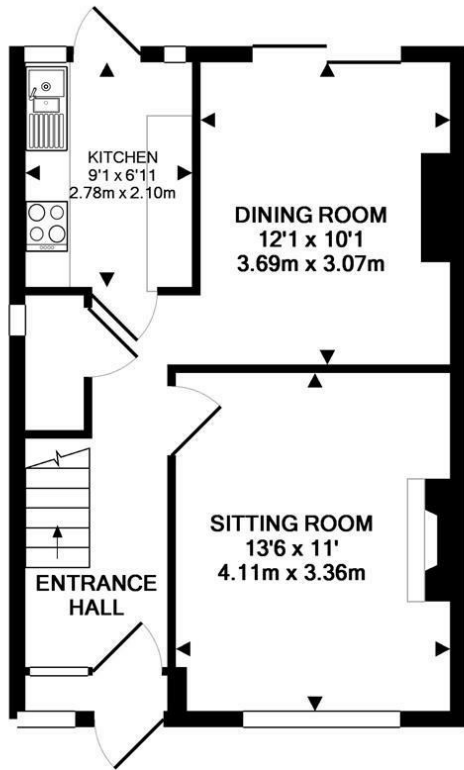




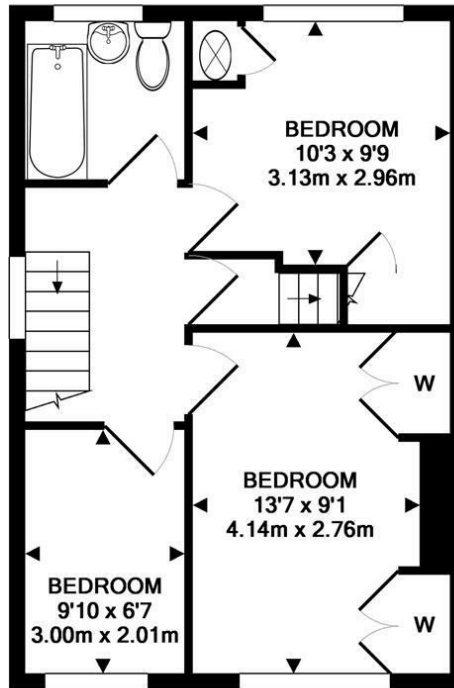
PROPERTY DESCRIPTION

Sandlands Road is in the heart of Walton on the Hill village, offering a quintessential feel and look. The village is served by a number of local traders including a coffee shop, pizza parlour, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant, Chinese take-way and the award-winning Spaghetti Tree Italian 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.

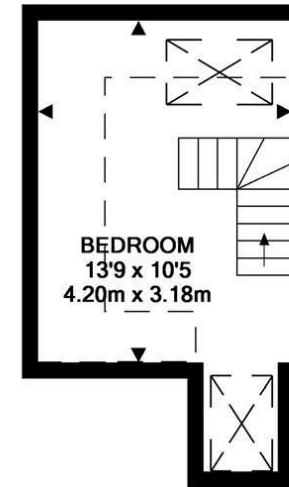
For further information, to discuss anything further or of course to arrange a viewing, please contact a member of the lettings team on 01737 817718



GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 157 SQ.FT.
(14.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

14 Sandlands Road, Walton on the Hill, Surrey

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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48 Walton Street, Walton on the Hill,
KT20 7RT