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## **BREECH LANE**

WALTON ON THE HILL

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# 18 BREECH LANE

WALTON ON THE HILL, KT20 7SN



LOUNGE



FITTED KITCHEN/DINING ROOM



2/3 BEDROOMS



BATHROOM & SHOWER ROOM

EPC RATING 'C'

COUNCIL TAX BAND 'E'

APPROX 1012 sq ft | 93.9 M<sup>2</sup>

A superb, terraced cottage located within this popular village lane. The property has been extended to provide a fabulous bright and spacious kitchen/diner with a central island which is the heart of the home. The ground floor also includes an entrance hall and inner lobby, a charming living room (currently used as a bedroom), a study/bedroom 3 and a shower room. Upstairs there are 2 double bedrooms both with Sharps fitted wardrobes and a bathroom.

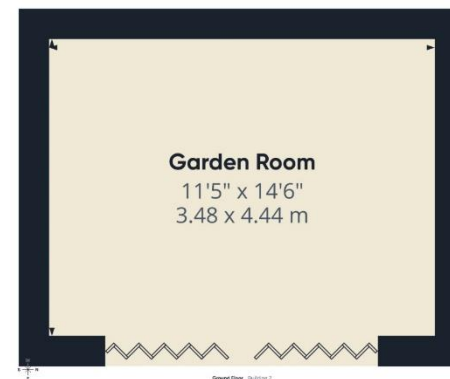
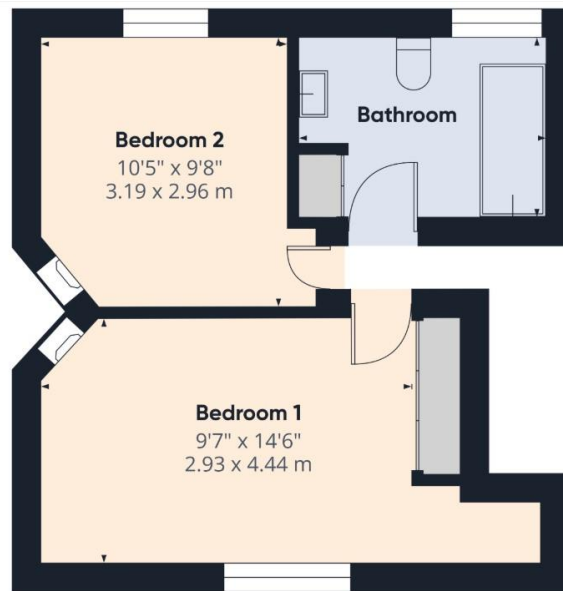
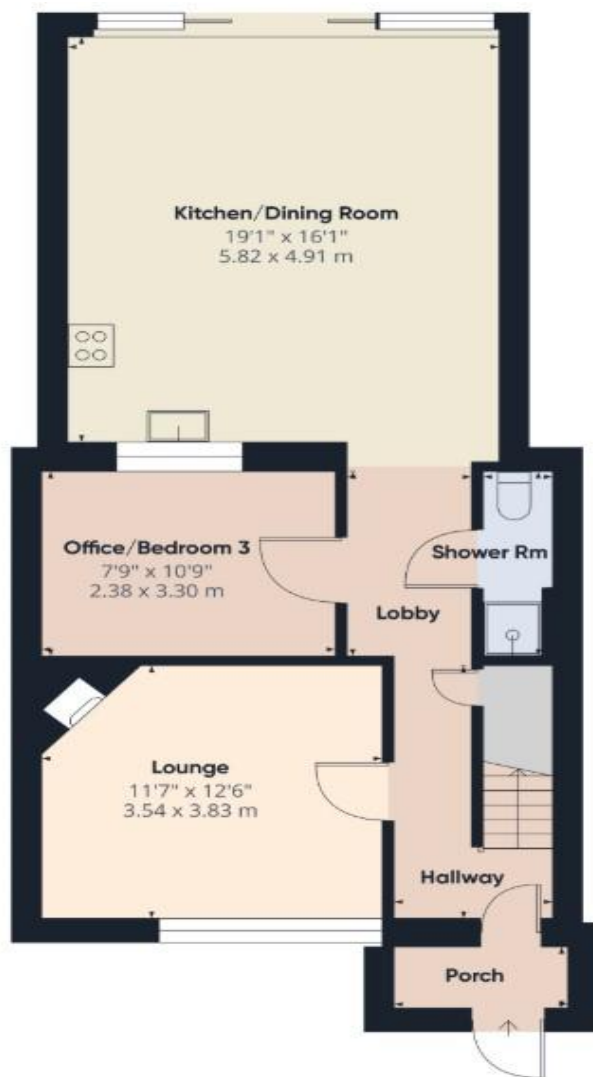
Outside there is a level 100ft southwest facing garden which includes a superb garden room which is currently being fitted out as a kitchen and used for cookery classes, but which could be used as a gym or home office. To the front there is a block paved driveway providing for several cars to the front. The property has gas central heating and is double glazed.

The village offers a highly regarded junior school and a nursery school behind the nearby green. There is a post office/general store and a Coop supermarket for everyday needs. There is a selection of gastro pubs and restaurants and a café overlooking the picturesque Mere Pond. Many fine walks can be enjoyed in the open spaces of Walton Heath where there is also the famous Walton Heath championship golf course.

Tadworth Station provides services to London Bridge and Victoria with a journey time of around 50 minutes and the M25 can be accessed at the Reigate Hill interchange providing swift access to Gatwick and Heathrow.

**ASKING PRICE: £625,000 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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