



Duffield Road, Walton On The Hill

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Sought after village location
- Semi detached cottage
- Four bedrooms
- Walk to shops, schools and amenities
- Large west facing garden
- Open plan kitchen/dining space
- Sitting room with feature fireplace and family room
- Stylish, well presented interior
- Potential for off street parking

Charming, characterful and beautifully finished, this inviting cottage offers stylish multi level living in a highly sought after village setting. Thoughtfully designed to balance comfort and practicality, it provides versatile spaces ideal for both relaxed family life and entertaining. The sunny west facing garden adds to its appeal, creating a perfect spot to unwind, while the attractive frontage enhances its kerb appeal. With local shops, well regarded schools, golf, and excellent transport links all within easy reach, it seamlessly combines countryside charm with modern day convenience.



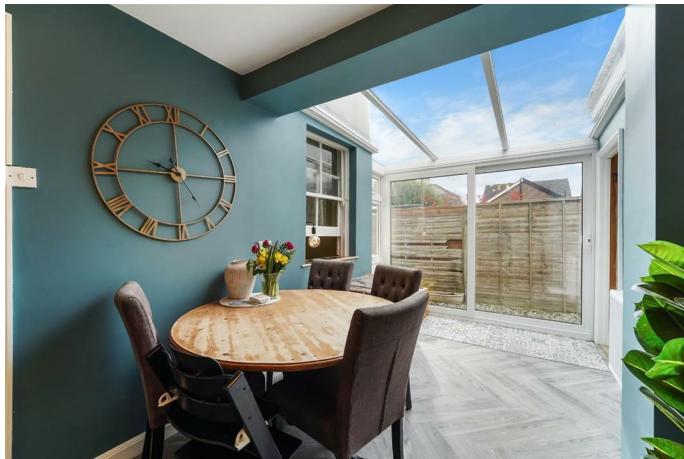
A delightful four bedroom, two bathroom semi detached cottage set in the centre of Walton on the Hill, providing approximately 1,300 sq ft of accommodation. Beautifully finished throughout, it boasts a cosy sitting room, separate family room, and a bright open plan kitchen and dining space, along with a top floor principal bedroom complete with an en-suite.

The property also benefits from a stunning west facing garden and an attractive cottage style frontage, all just a short stroll from local shops and the picturesque.

Tadworth train station is approximately 1 mile away and has a direct link with London Bridge station with travel time approximately 50 minutes.

There are well regarded local schools all within easy reach both primary and secondary.

Tenure: Freehold
Council tax band: E





The **PERSONAL** Agent

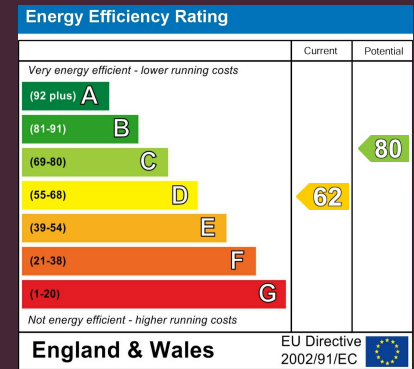


Duffield Road,
Walton On The Hill

Total Area: 1296 SQ FT • 120.43 SQ M
(Including Restricted Height Area)
Restricted Height Area : 42 SQ FT • 3.87 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

