

Kennedys'

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1 Bell Cottages, Withybed
Corner
Walton On The Hill
KT20 7UJ

Kennedys' are delighted to be bringing back to the rental market this quaint two bedroom cottage, tucked away down a country lane in the Heart of Walton on the Hill. Available Mid June.

£1,650 Per
Month



- Two bedroom character terraced cottage
- Lounge with wooden floor
- Fully tiled fitted downstairs bathroom
- Pretty rear garden with paved patio
- Available: Mid June Unfurnished

- Village location
- Shaker style kitchen
- Two Bedrooms
- 2x off road parking spaces
- Council Tax Band D





PROPERTY DESCRIPTION

Located just moments away from Walton on the Hill village amenities Bell Cottages is set within Walton Heath which holds an abundance of wooded walks. The enclosed entrance porch opens to a welcoming sitting room with wooden flooring and feature open fireplace (working), this leads you through to the shaker style kitchen with door to rear garden, and fully tiled bathroom with white suite and shower over the bath.

Upstairs are two bedrooms with beautiful views to the front and rear of the property, the main bedroom with cast iron fireplace (not working), and rear with storage cupboard.

The house is beautifully presented throughout and includes gas fired central heating via radiators UPVC double glazed windows, wooden flooring to the lounge, carpets upstairs and is decorated in neutral tones throughout.

The property is served by mains gas, electricity, water and sewage.

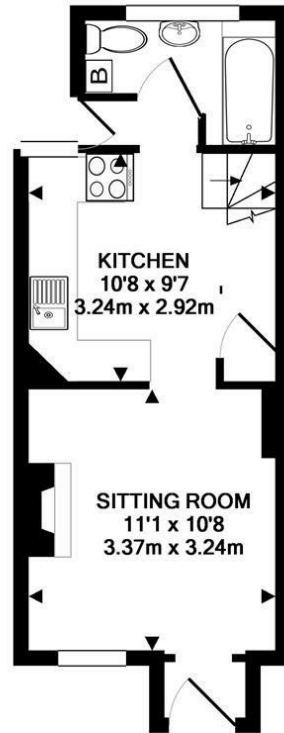
The rear garden is laid mainly to lawn with mature trees and shrubs, paved patio and garden shed to rear and there is parking opposite for at 1 to 2 cars.

The property is located in the centre of Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a coffee shop, local butchers, four local pubs, Co-op Supermarket, chemist, pizza parlour, Indian restaurant and the award-winning Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Located on Walton Heath, just a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, village store, fishmongers, bakers, coffee shop, restaurants and much more. It also has a mainline railway station with regular services to London. The property is also perfectly located for easy access to local towns with Epsom and Reigate just a few miles away, and access to the M25 (junction 8) approx. 5 miles.

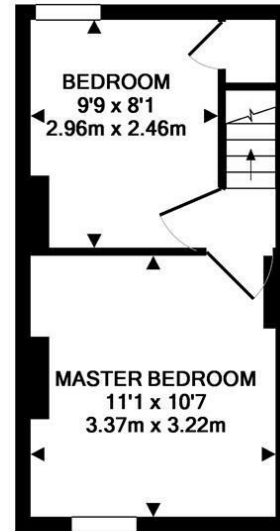
Please note photos were taken prior to current tenancy and therefore may not be an exact or true representation of the properties current condition.







GROUND FLOOR
APPROX. FLOOR
AREA 273 SQ.FT.
(25.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 484 SQ.FT. (44.9 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	88
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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 and 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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