

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Flat 9, Sandhills,
42 Meade Court
Walton on the Hill
KT20 7PJ

Nestled in the heart of Walton on the Hill,
this top floor two bedroom apartment
with bright open plan living and an
ensuite to the principle bedroom, its an
opportunity not to be missed.

Price Guide
£365,000



- Two Bedroom Top Floor Apartment
- Gas Central Heating
- Allocating Parking and Gated Development

- Kitchen with Integrated Appliances
- Principle bedroom with Ensuite Bathroom
- No onward chain



PROPERTY DESCRIPTION

There aren't many two bedroom apartments in and around the village of Walton on the Hill, and fewer still that are in the heart of the village, not to mention with private gated parking, and so we are delighted to offer this modern two bedroom top floor apartment, offering approximately 843 sq ft of accommodation. With a private entrance hall, two good size bedrooms, en-suite shower room to the main bedroom, family bathroom, large open plan sitting/dining with opening to a fitted kitchen, the apartment has a great layout and is ready for its new owners to put their own stamp on it, and as well as offering no onward chain.





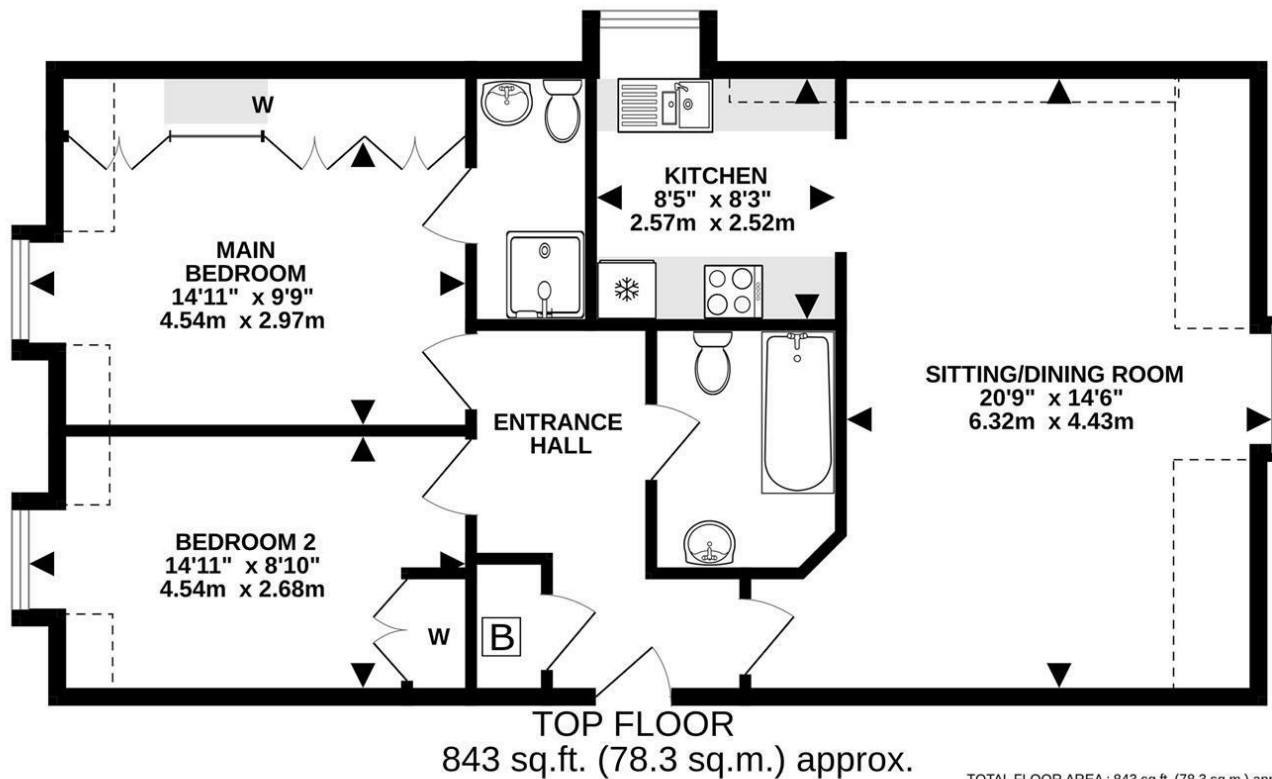




LOCAL AREA

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 cafe, hairdressing salons, four local pubs, Co-op Supermarket, chemist, 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. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village which has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

Please call a member of the Kennedys' sales team to arrange a viewing or ask for further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Flat 9, Sandhills, 42 Meade Court

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

TENURE: Leasehold Leasehold

EPC RATING: C

COUNCIL: Reigate and

Banstead

TAX BAND: E

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.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

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