

Kennedys'

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20, Howard Close
Tadworth
KT20 7QF

A well presented four-bedroom
terraced home offering over 1,600 sq ft
of accommodation, this home features
a stunning open-plan
kitchen/dining/family space and
elegant interiors throughout.

£665,000



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- Four-bedroom terraced family home
- Principal bedroom with en-suite shower room
- Adjacent to recreational grounds
- Stunning open-plan kitchen/dining/family room
- Gas central heating and double glazing
- Short walk to Walton on the Hill village centre



PROPERTY DESCRIPTION

For anyone is looking to live in the area and for four bedrooms, in a quiet residential cul de sac, next to recreational grounds, on the edge of a village and even closer to a popular pub, then we are delighted to introduce you to this handsome terraced home in the quintessential Surrey Hills village of Walton on The Hill.

Offering just over 1600 sq ft of footprint, this stylish home packs a big punch within it's price point, with accommodation that includes a large hallway, great size sitting room with front bay window, and an impressive open plan kitchen/dining area that measures 22'6 by 19'4, whilst to the first floor are three good size bedrooms and large modern bathroom, the top floor is home to the primary bedroom and en-suite shower room.

The specification is of the highest order throughout, with a mix of ceramic tiles and quality wooden flooring, solid fuel burner to the sitting room, modern Shaker style kitchen with black marble worktops, downlighting, modern bathrooms, gas fired heating by radiators, double glazing, quality fitted carpets, and all stylishly presented.







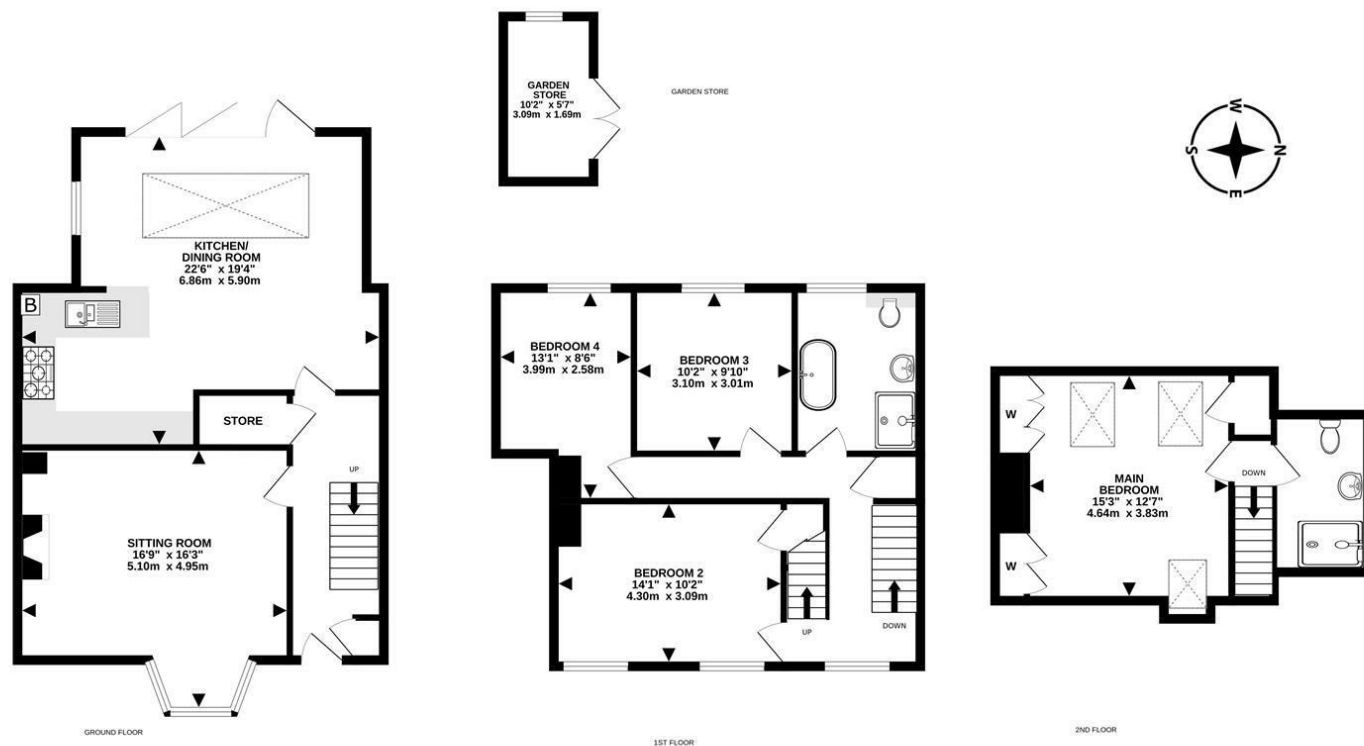


PROPERTY DESCRIPTION

With a front garden and path leading to the entrance, as well as a side covered access to the back and an attractive rear garden, this really is a home of great quality, and we would highly recommend a viewing to fully appreciate it's full virtues.

Walton on the Hill is located in the heart of the Surrey Hills, with the infamous Mere pond, coffee shop, local butchers, four local pubs, Co-op Convenience store, hairdressers, barbers, chemist, and a selection of restaurants including the award winning Spaghetti Tree restaurant and other independent shops. 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, village store, fishmongers, bakery, coffee shop and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate approx. 5 miles away and access to the M25 (junction 8) approx. 5 miles.

For further information or to arrange a private viewing, please contact a member of our sales team.



MAIN HOUSE 144.3 SQ.M (1553 SQ.FT) GARDEN STORE 5.2 SQ.M (56 SQ.FT)

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

71

83

20, Howard Close

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

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate and Banstead
TAX BAND: E

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