

Kennedys'

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1
Meade Court
Walton on the Hill
KT20 7RN

Located in the heart of Walton village,
we are delighted to offer this two
bedroom maisonette in this lovely
development with gated private
parking

£1,800



2



1



2



2

- Highly desirable development in centre of Walton village

- En-suite to master bedroom

- Tadworth mainline station 1 mile

- Two bedrooms

- Short walk to shops and other amenities

- Allocated covered parking

EPC: C





PROPERTY DESCRIPTION

In an enviable location in the heart of the village lies this attractive 2 bedroom maisonette set in this popular private gated development. The private entrance and hallway lead through to a light and spacious living room with double doors out to the private garden area.

The bright kitchen with tiled work tops includes stainless oven, hood, electric hob, fridge, freezer, and washing machine with the sink overlooking the frontage. The ground floor benefits further from a WC cloakroom off the hallway, which also boasts a storage cupboard.

The stairs lead you to a landing area, off which are the two bedrooms and main bathroom. The main bedroom, which overlooks the private garden, has built in wardrobe space and further benefits from an ensuite shower room.

The development features well-maintained areas of communal grounds, visitor parking areas and private covered car ports. Located in the heart of the village, the property is close to local shops and services and approximately 1 mile from Tadworth train station and the village of Tadworth with its further shops and facilities.

Walton on the Hill village offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local amenities including a tea room, independent boutiques, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, beauticians, hairdressers, Indian restaurant and the 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







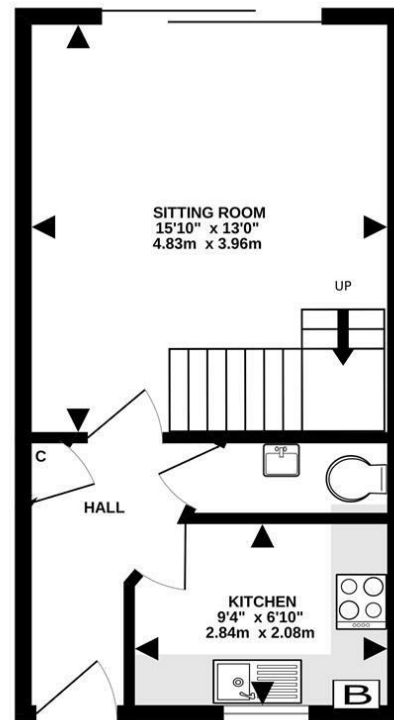


PROPERTY DESCRIPTION

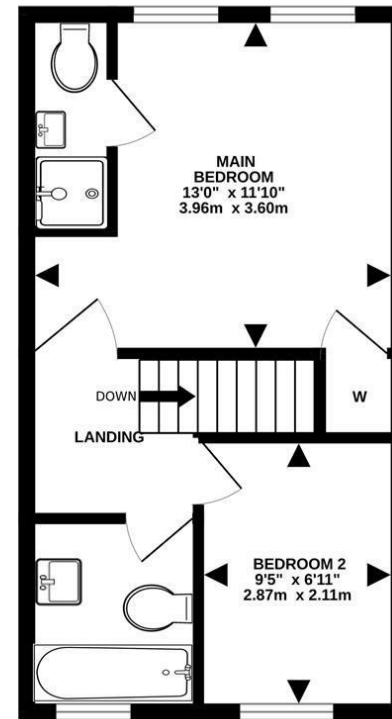
to Tadworth village with its butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 5 miles away, and access to the M25 (junction 8) approx. 5 miles.

For further information or to arrange a private viewing, please contact a member of our lettings team on 01737 817718

AK



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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	75	76
(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		

1, Meade Court

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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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