

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

1, Howard Close
Walton on the
Hill, KT20 7QF

Such a pretty, well-presented and recently modernised four-bedroom, two-bathroom home, overlooking fields, close to Walton on the Hill village, as well as recreational facilities and with off-street parking and a lovely rear garden! Available 1st February 2024. Unfurnished / Part Furnished with Gardener Included.

£2,750 Per
Month



4

2



2



3-4

- Modern Semi Detached House
- Two Bathrooms
- Driveway for 3-4 Cars
- Quite Cul-de-Sac Location
- Rent Includes Gardener*

- Four Bedrooms
- Open Plan Living Area
- Good Size Enclosed Rear Garden
- Pets Considered
- Holding Deposit £634.00





PROPERTY DESCRIPTION

This fully renovated four-bedroom property is a stunning home that offers spacious and well laid-out accommodation over two floors. The downstairs space boasts a modern white kitchen/breakfast room, which leads to a separate utility room and an all-important larder. Bifolding doors open onto the rear garden, creating a seamless indoor-outdoor flow. There is a downstairs shower room for convenience. The integral garage is not initially included in the rental but may become available at a later stage.

The front of the house features a large sitting room with a wood burner, perfect for cozying up in the colder months. The Two sofas will be remaining. Moving upstairs, there are four bedrooms, two of which feature fitted wardrobes, and a beautifully fitted bathroom with a separate shower. In the front bedroom/office the freestanding wardrobe will remain.

The rear garden is well established and features a covered deck area, ideal for outdoor entertaining. The property also benefits from off-street parking to the front for 3 cars and stunning views over farmland to the rear. With its thoughtful design and quality finishes, this property is a wonderful place to call home. The services for this property is Mains electricity, gas, water and sewage.

Available 1st February 2024, Part furnished or Unfurnished. Rent will include a Gardener . Pets are now considered.

Council tax band: E Reigate and Banstead Council
Holding Deposit would be £634.00 (one weeks Rent)

Howard Close is within easy walking distance 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





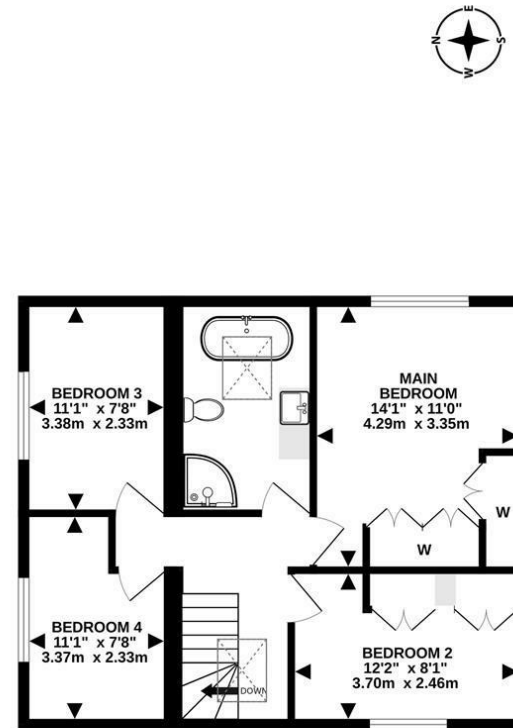
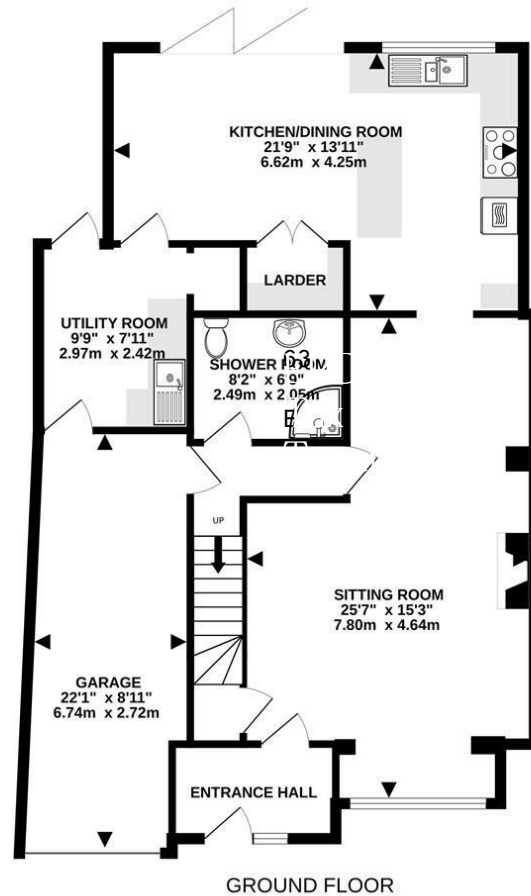




PROPERTY DESCRIPTION

several local traders including a tea room, independent shop, local butcher, four local pubs, a Co-op Supermarket, a barber shop, a chemist, an 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 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 3 miles away, and access to the M25 (junction 8) approx. 3 miles.

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'C' and ending with a long, sweeping tail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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 : 1608 sq.ft. (149.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023

1, Howard Close

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

EPC: D
TENURE: Freehold
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