



Pond Farm Close, Tadworth

The **PERSONAL** Agent

Guide Price £665,000

Freehold

- Three bedrooms
- Gated development
- Cul de sac
- Generous sitting/dining room
- Allocated private parking
- In the heart of the village
- No onward chain
- Private wrap around low maintenance garden
- Fully fitted kitchen

We are delighted to offer this rare three bedroom modern end of terrace house, ideally situated in the heart of Walton on the Hill village. Set within a small, private and gated development, the property benefits from private parking and a charming courtyard garden, making it an appealing and low maintenance home in a highly sought after village location.

The house is extremely well presented throughout by the current owners and benefits from private parking for one car, together with use of a communal barn providing additional parking for up to six cars on a first come, first served basis.

Set within a private, gravelled cul de sac, the property offers an ideal opportunity for a range of buyers. It would make an excellent downsize or second home, providing a genuine 'lock up and leave' lifestyle. Equally, it could appeal to a young couple taking their first steps onto the property ladder, or those looking to leave London and settle in a quintessential Surrey Hills village.

Whoever the next owner may be, they will find a thoughtfully arranged and well proportioned home. The accommodation comprises an east facing conservatory, cloakroom, spacious sitting/dining room, fitted kitchen and three well proportioned bedrooms, with the principal bedroom enjoying the



added benefit of an en suite, alongside a family bathroom.

Further benefits include gas-fired central heating via radiators and UPVC double glazing, making this a comfortable and practical home in an attractive and peaceful setting.

Walton on the Hill is ideally situated between Reigate and Epsom, offering an attractive and peaceful village setting while remaining within easy reach of excellent transport links and a wide range of amenities.

The area is well served by a selection of both private and state schools, including Chinthurst Prep School, Walton Primary School and Tadworth Primary School, together with a good choice of secondary and senior schools nearby.

The nearby town of Reigate provides an excellent selection of high-street and independent shops, as well as a cinema and an extensive choice of restaurants, cafés and bars. For golf enthusiasts, Walton Heath Golf Club is just moments away, while the RAC Golf & Country Club in Epsom is also within a short drive.

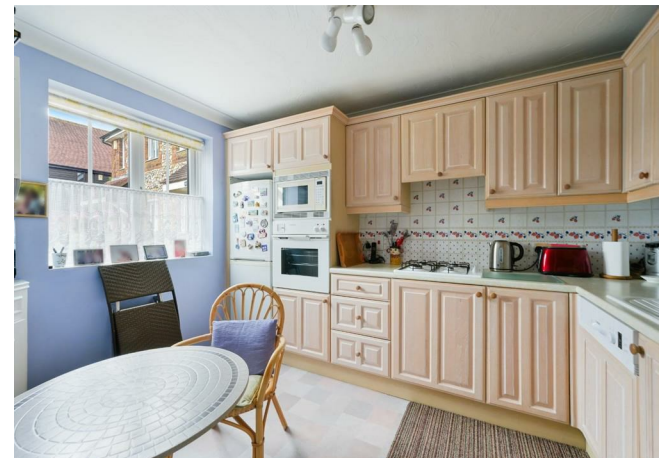
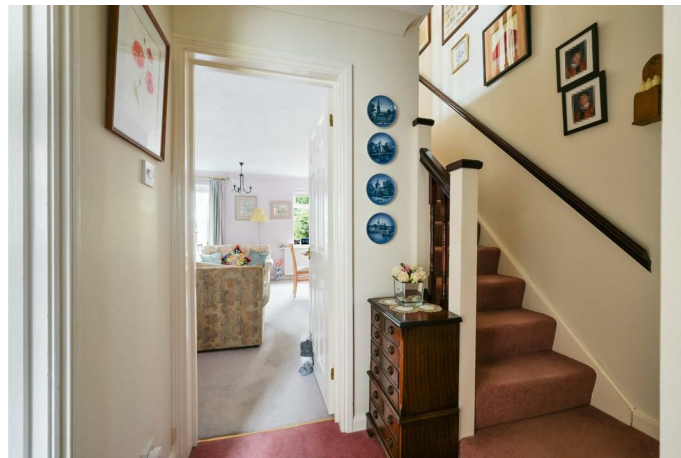
Walton-on-the-Hill itself offers a particularly good range of village amenities, including several pubs and restaurants, independent shops, cafés, a Co-op

supermarket and a traditional butcher. Nearby Tadworth provides further facilities, including a bakery/café, fishmonger, award-winning gift shop, coffee house, One Stop convenience store and a wide selection of restaurants.

Tadworth railway station is within easy reach and provides a direct service to London Bridge in approximately 50 minutes. The M25 is also readily accessible via Junction 8 or 9, providing convenient road connections to both Gatwick and Heathrow airports.

Tenure- Freehold
Annual service charge amount (£) - 780.00
Council Tax Band- F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

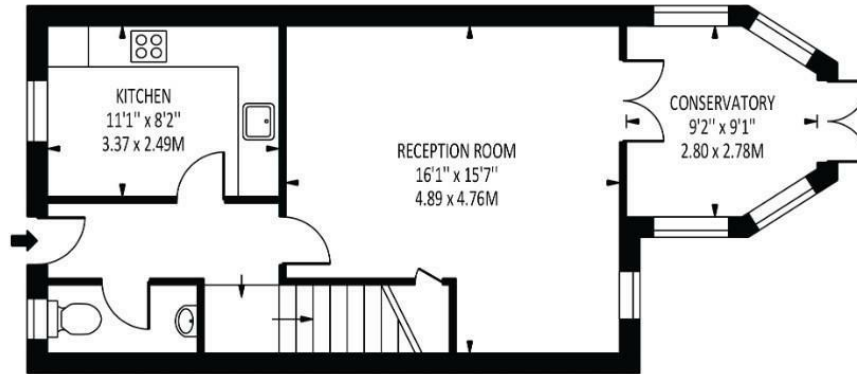
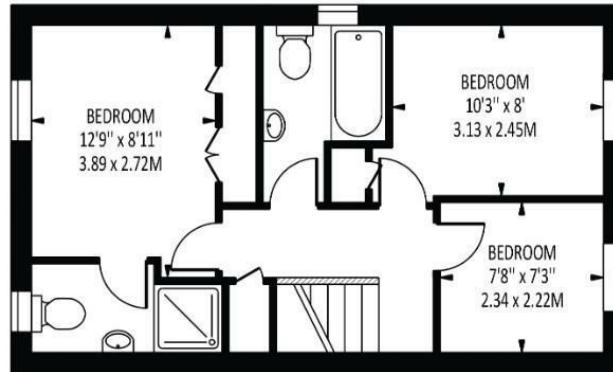




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Pond Farm Close
Total Area: 947 SQ FT • 87.99 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
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01372 726 666

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

