



Sandlands Road, Walton On The Hill

The **PERSONAL** Agent

# Guide Price £550,000

## Freehold

- Sitting room with fireplace
- Separate dining room
- Modern fitted kitchen
- Two bedrooms
- Loft room bedroom three
- Modern fitted bathroom
- Double glazing and central heating
- Character features
- Attractive good sized garden
- Moments from the village

The Personal Agent are pleased to present a charming extended three bedroom terraced property offering a mix of character features and modern upgrades.

The property is approached via its own attractive front garden.

The rear garden is a good size and has patio area and lawn area with planted flower borders.

Situated in a highly sought after location in the picturesque village of Walton on the Hill with a mix of excellent local shops, restaurants and cafes. There is a village pond and acres of open countryside on nearby Walton Heath.

The property is accessed via an enclosed entrance porch which leads into the front sitting room with



exposed floorboards and log burner. An inner hallway leads you to the good sized dining room which also has exposed floorboards and a modern fitted kitchen which has some integrated appliances and a door to the garden.

Stairs lead to the first floor landing, bedroom one is to the front and has a feature fireplace, bedroom two is a good size, as is the modern family bathroom to the rear.

A second stair case leads to the converted loft bedroom three.

This character property has been lovingly updated by its current owner to provide modern comforts whilst retaining period features. Updates include; new flat roof, new roof tiles to rear and original card slate tiles

to front with membrane, new fascia boards and guttering, new boiler, new bathroom, new windows and external doors, updated kitchen with new white goods and oven, log burner, new fuse board to electrics.

Tadworth train station is approximately 1 mile away and has a direct link with London Bridge station with travel time approximately 50 minutes.

There are well regarded local schools all within easy reach both primary and secondary.

Tenure - Freehold  
Council tax band - E

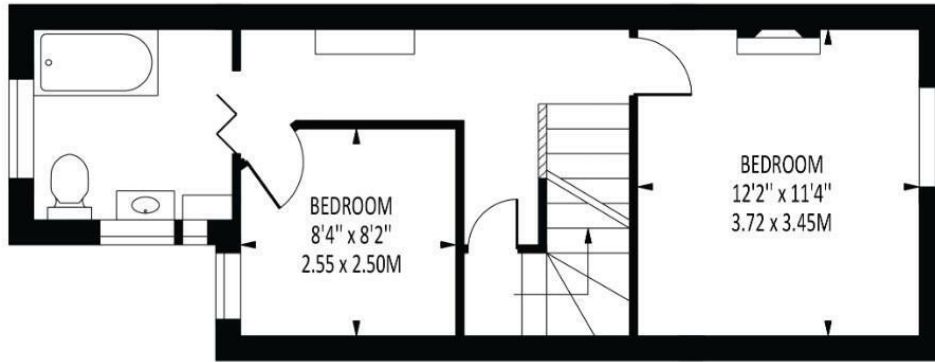




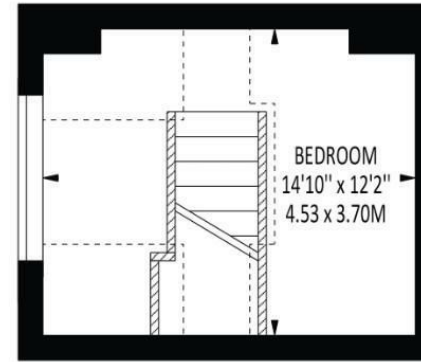


**Sandlands Road**

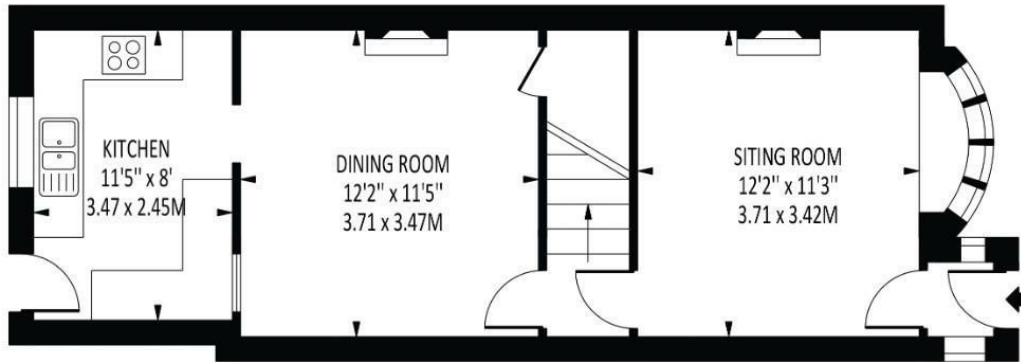
Total Area: 997 SQ FT • 92.64 SQ M  
 (Including Restricted Height Area)  
 Restricted Height Area : 70 SQ FT • 6.46 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**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.

