



Walton Street, Walton On The Hill

The **PERSONAL** Agent

Guide Price £475,000

Freehold

- No onward chain
- Low maintenance front and rear gardens
- Fitted kitchen with dining space
- Bright conservatory
- Main bedroom en suite
- Two bedrooms with fitted wardrobes
- Desirable village location
- Mews style cottage with pond views

Enjoying a prime position overlooking the village pond, this attractive mews style cottage offers both charm and potential in a highly desirable setting. Featuring two bedrooms, including an en suite to the main bedroom, a bright conservatory, and a fitted kitchen with dining space, the property is well suited to a range of buyers.

With low maintenance gardens, rear access, and the added benefit of no onward chain, this is an excellent opportunity for first time buyers, downsizers, or investors looking to add value in a picturesque location.



Set in an excellent position overlooking the village pond, this modern freehold terraced mews style cottage offers a great opportunity for buyers seeking a home they can update to their own taste. It will appeal to first time buyers, those looking to downsize, or investors.

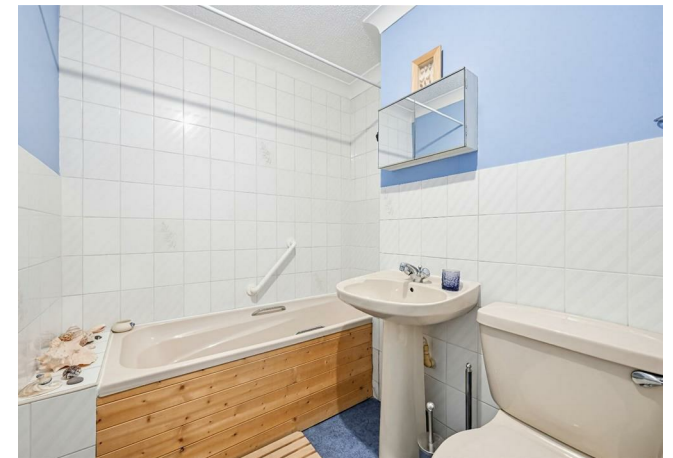
The layout comprises an entrance porch and hallway, cloakroom, lounge, conservatory, and a fitted kitchen with space for dining. Upstairs, there are two bedrooms with fitted wardrobes, including a main bedroom with en suite, along with a separate bathroom.

Outside, the property features easy care paved gardens to both the front and rear, with rear access. Further benefits include double glazing, gas central heating, and no onward chain.

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

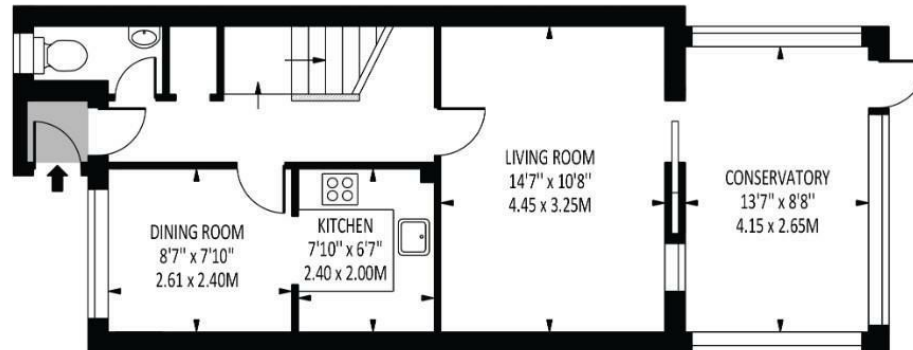
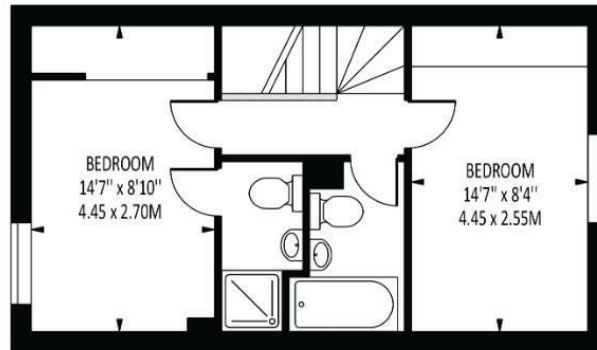




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Cherry Cottages

Total Area: 955 SQ FT • 88.69 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		88
(81-91) B		
(69-80) C	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

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