



Sandlands Road, Walton on the Hill

The **PERSONAL** Agent

£695,000

Freehold

- 1513 sq ft property
- Three bedroom house
- Living/dining room (19'7 x 13'5)
- Kitchen/breakfast Room
- Cloakroom
- Bathroom
- Off-road parking
- Garage/day room, studio and cabin
- 110' Rear garden with SW aspect
- Close to village shops

A semi-detached three bedroom house with, in all, just over 1500sq ft of accommodation. The property benefits from a 19'3 x 13'5 living/dining room and a south-west facing garden with a cabin and outbuildings and overlooking fields to the rear.

The property has bright, airy rooms and, to the ground floor, is an entrance hall, double-aspect sitting/dining room with garden views; kitchen/breakfast room and cloakroom. Upstairs are three bedrooms



and the bathroom. There is gas-fired central heating and the windows are double-glazed.

To the front is a driveway leading to the garage (currently used as a day room) and to the rear is a very attractive south-west facing garden backing onto a field - a delightful outlook.

Walton-on-the-Hill is a highly sought-after village with local shops, Co-op, four pubs and a pond. The area is well-served with schools both state and private. There are

hundreds of acres of open countryside on the doorstep - great for off-road cycling or walking the dog. Nearest station is Tadworth (Zone 6) giving access to London Bridge, Victoria and Blackfriars (via East Croydon).



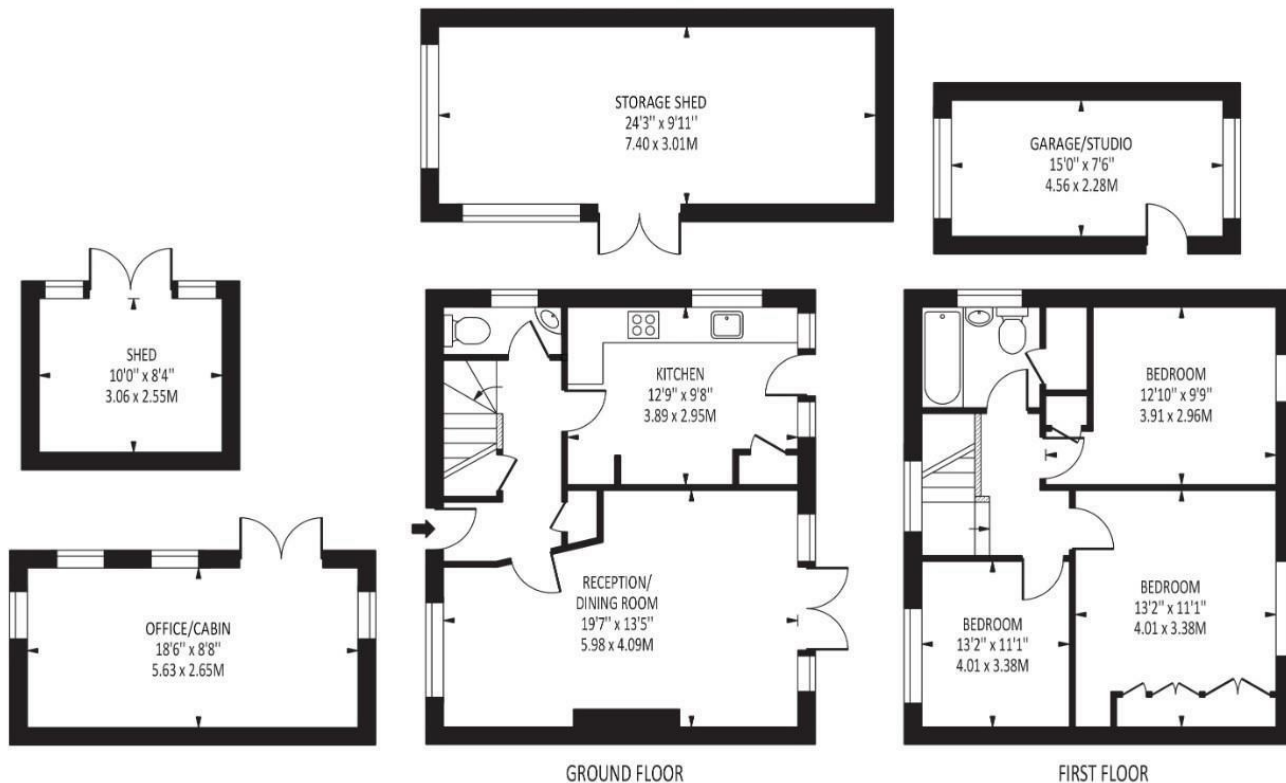


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Total Area: 1513 SQ FT • 140.59 SQ M
(Including Shed, Storage Shed, Garage/Studio & Office/Cabin)
Shed Area: 84 SQ FT • 7.80 SQ M
Garage Area: 240 SQ FT • 22.27 SQ M
Studio Area: 112 SQ FT • 10.40 SQ M
Office/Cabin Area: 161 SQ FT • 14.92 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(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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