



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).



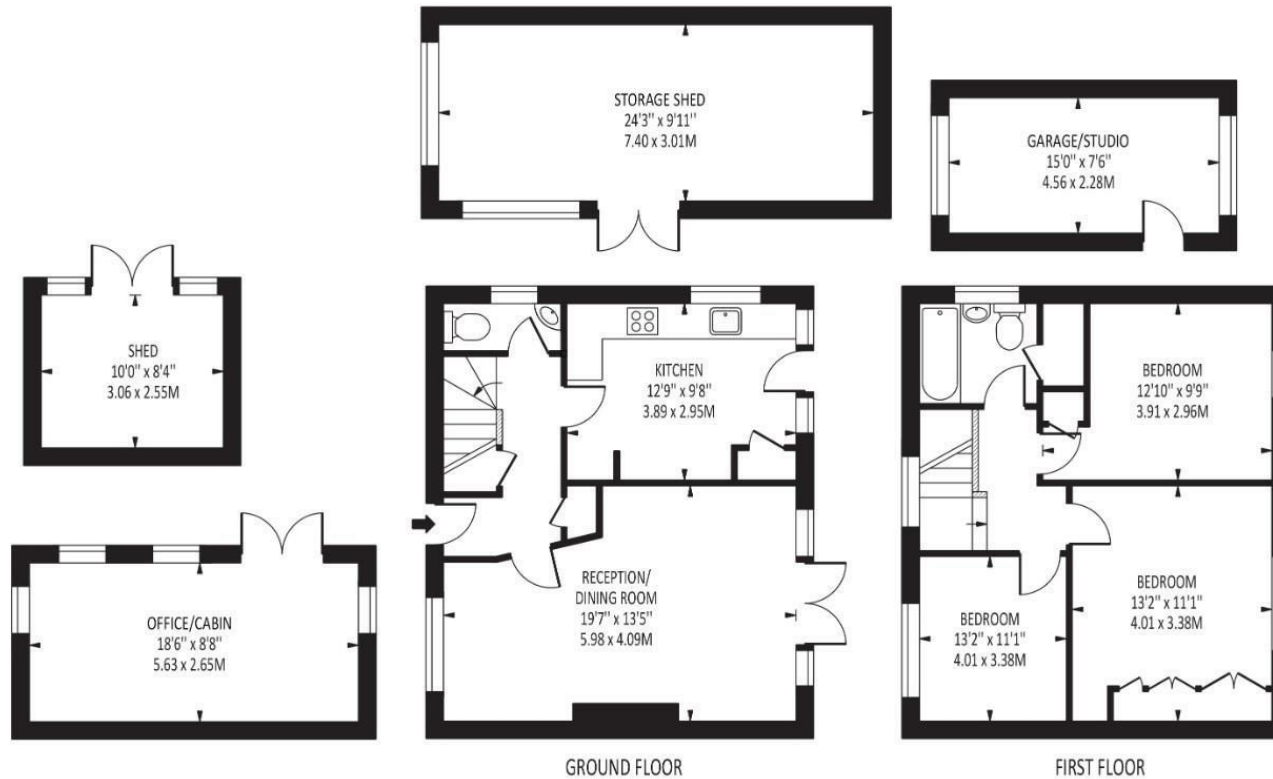


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Total Area: 1513 SQ FT • 140.59 SQ M
(Including Shed, Storage Shed, Garage/Studio & Office/Cabin)
Shed Area: 84 SQ FT • 7.80 SQ M
Garage Area: 240 SQ FT • 22.27 SQ M
Studio Area: 112 SQ FT • 10.40 SQ M
Office/Cabin Area: 161 SQ FT • 14.92 SQ M



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.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

