



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.

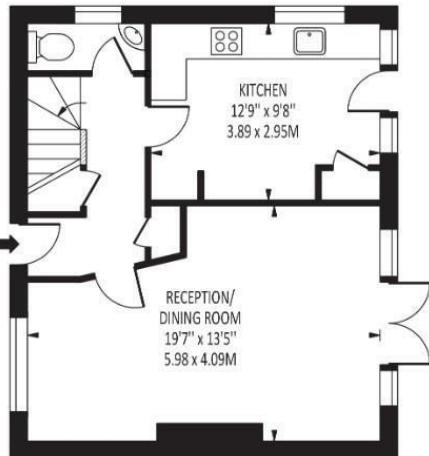
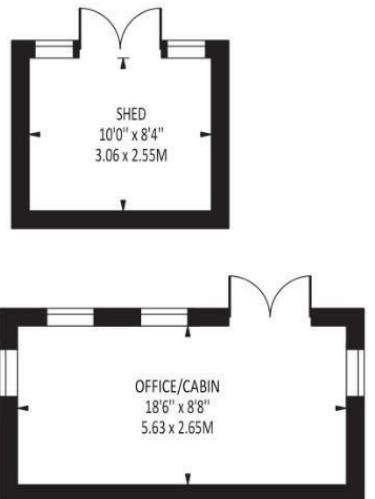
To the front is a driveway leading to the garage (currently used as a day room) and to the rear is a very attractive south-west facing garden backing onto a field - a delightful outlook.

Walton-on-the-Hill is a highly sought-after

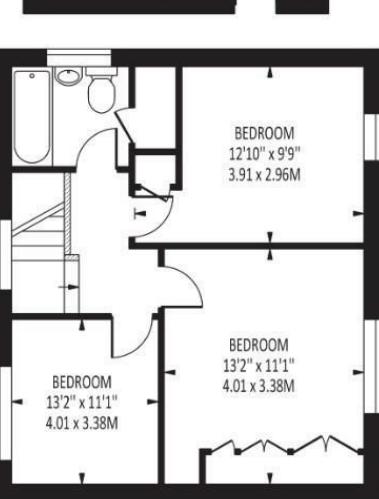
village with local shops, Co-op, four pubs and a pond. The area is well-served with schools both state and private. There are hundreds of acres of open countryside on the doorstep - great for off-road cycling or walking the dog. Nearest station is Tadworth (Zone 6) giving access to London Bridge, Victoria and Blackfriars (via East Croydon).







GROUND FLOOR

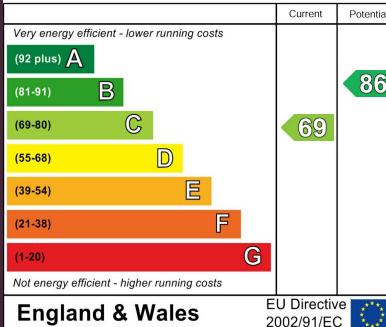


FIRST FLOOR

Sandlands Road

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

Energy Efficiency Rating



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

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

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Agent

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 any 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.

