

Breech Lane, Walton On The Hill, Surrey

Offers In The Region Of £500,000 - Freehold

WILLIAMS HARLOW

2 | 2























Situated in the serene locale of Breech Lane, Walton On The Hill, this charming end-terrace house presents a wonderful opportunity for those seeking a project to transform a property into their dream home. Boasting two reception rooms and two bedrooms, this 1930s era offers a spacious layout that is ripe for modernisation and extension (STC).

The property is ideally situated within walking distance of the quaint Walton on the Hill Village, where you can enjoy local amenities and a sense of community. Additionally, the surrounding area is blessed with miles of open countryside, perfect for leisurely walks and outdoor pursuits.

One of the key features of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in such a tranquil setting. The property is being offered with no onward chain, allowing for a smooth transition for prospective buyers.

While the house requires complete modernisation, it presents an exciting blank canvas for those with vision and creativity. Whether you are a first-time buyer, an investor, or looking to downsize, this property offers immense potential in a peaceful and picturesque environment. Do not miss the chance to make this house your own in a delightful part of Surrey in Walton-on-the-Hill Village.

THE PROPERTY

This property provides an excellent canvas for a prospective purchaser who is looking to modernise and adapt to their own requirements. The accommodation comprises of an entrance porch, entrance hall, two reception rooms to the front and an extended sun room to the rear under two atrium skylights plus patio doors overlooking the rear garden and there is also a kitchen. On the first floor there are two good sized bedrooms served by a bathroom.

OUTSIDE AREA

The property offers two allocated parking spaces to the front and a useful side access with the opportunity to create further storage. The rear garden is approximately 90 feet in length of a westerly aspect with a patio immediately to the rear.

THE LOCAL AREA

The property is located in the highly desirable residential road within a short walk of Walton-on-the-Hill village, one of the most popular and desirable villages to the inner M25. The charming, picturesque village of Walton-on-the-Hill offers a range of independent shops, Walton-on-the-Hill primary school, Chinthurst School, restaurants, cafes, local pubs and is surrounded by Walton Heath providing miles of countryside on your doorstep. Tadworth village and Tadworth train station is a short distance away providing direct services to London and other routes. Breech Lane itself is a quiet road of other similar terraced, semi detached and detached houses, many of which are high value.

LOCAL SCHOOLS

Walton on the Hill Primary School – Ages 5-11
Kingswood Primary School – Ages 4-11
Bramley Hill School
Chinthurst School
Papillon House
The Beacon School Secondary School – Ages 11-16

LOCAL TRAINS

Tadworth – London Bridge 1 hour
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom – London Bridge or London Victoria 50 min
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

ENHANCEMENTS & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

COUNCIL TAX

Reigate & Banstead BAND E £3,123.83 2026/27

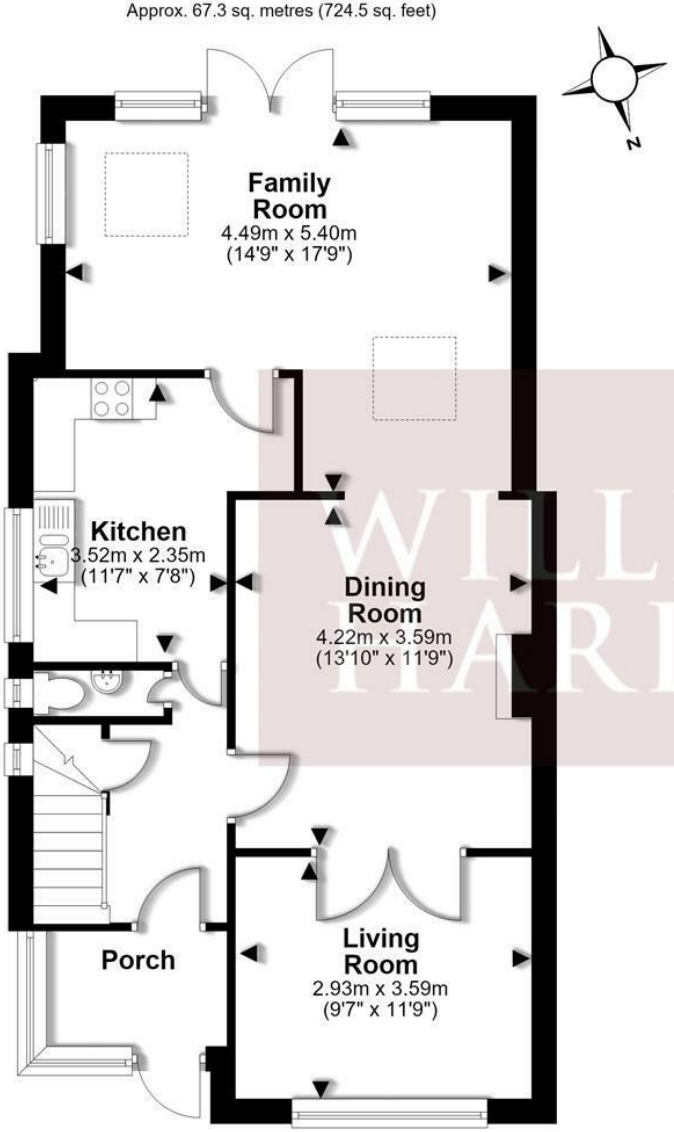


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

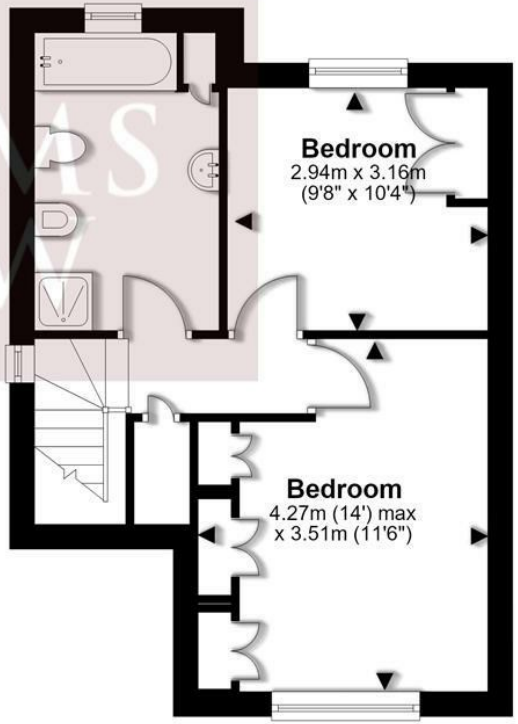
Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

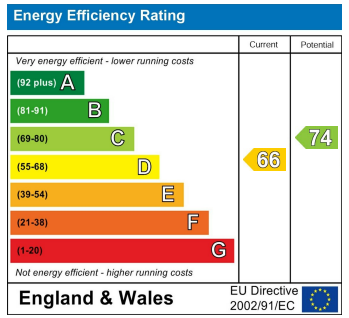
Ground Floor
Approx. 67.3 sq. metres (724.5 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.5 sq. feet)



WILLIAMS HARLOW



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)