

Egmont Park Road Tadworth, Surrey KT20 7QG

A SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM 1ST FLOOR CONVERSION APARTMENT TO THE MARKET located in the beautiful village of Walton-on-the-Hill, This tasteful country house conversion has been recently redecorated to a high standard and provides all modern conveniences. Further benefits include private garage and a secluded PRIVATE GARDEN with summer house with mains electricity. NO CHAIN.

Asking Price £499,950 - Share of Freehold



DRIVEWAY

In and out driveway providing off-street car parking.

ENTRANCE

Front door under a canopy porch with wide staircase leading up to the first floor.

APARTMENT ENTRANCE HALL

Solid wood front door leading through to entrance hall providing access to all rooms. Coving. Tiled Floors. Airing cupboard.

LIVING/DINING ROOM

6.24 x 5.09 (20'5" x 16'8")

Large carpeted reception room with two double glazed windows with fine views and feature gas fireplace. Two radiators.

CLOAKROOM

Providing storage and housing meters for utilities, fuse board.

MASTER BEDROOM

5.61 x 5.09 (18'4" x 16'8")

Coving, dual aspect double glazed windows and fitted wardrobes and additional storage cupboard. Two radiators with access to:-

EN-SUITE SHOWER ROOM

Shower cubicle, Low level W.C, wash hand-basin and heated towel rail. Tiled walls and flooring.

BEDROOM TWO

5.50 x 4.57 (18'0" x 14'11")

Dual aspect double glazed windows with pleasant outlook, fitted wardrobes and additional cupboard space. Two radiators.

KITCHEN

3.23 x 2.24 (10'7" x 7'4")

Fully equipped kitchen with a range of eye level cupboards and drawers below. Rolled edge work surface which incorporates a sink and a half with drainer and food waste disposal along with a five ring gas hob with extractor above. There is an integrated mid level oven and microwave and space for a dishwasher and large fridge freezer. Tiled floor and double glazed windows. Cupboard housing gas boiler.

FAMILY BATHROOM

Panel bath suite with jacuzzi bath and shower over bath, low level WC and wash hand-basin. There is also a utility cupboard housing the washing machine and tumble-dryer. Tiled walls and floor. Double glazed window and radiator.

OUTSIDE

GARAGE

Single private garage on site

GARDEN

Private secluded garden providing a delightful summer house with electricity supply

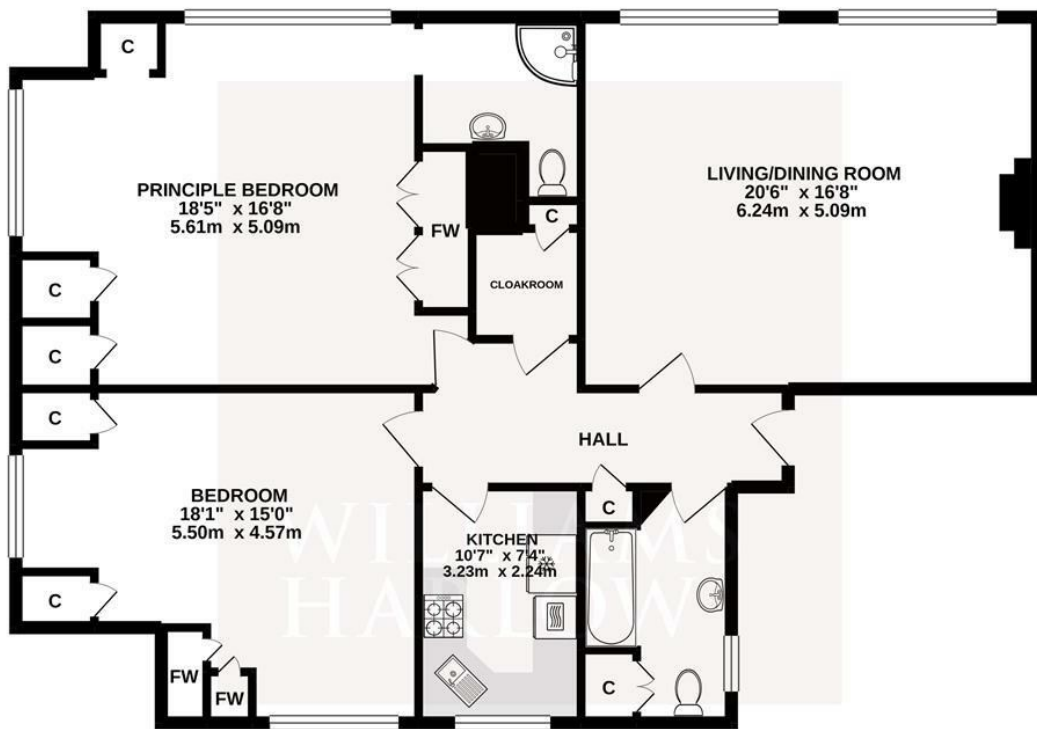
SERVICE CHARGE & GROUND RENT

Service charge - £2,400 per annum

Ground Rent - Nil



FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 1207 SQ.FT. (112.1 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	61	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		