

TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)  
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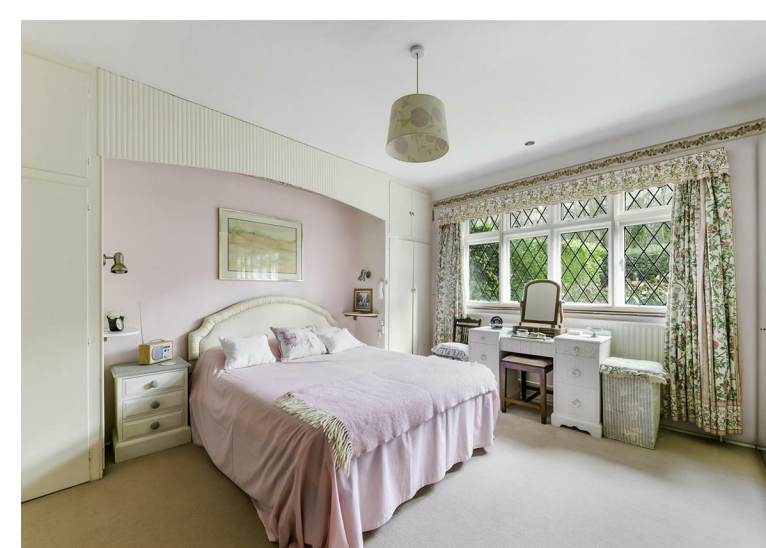
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Farndon | Withybed Corner | Walton On The Hill | Surrey  
 KT20 7UJ

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## Farndon | Withybed Corner | Walton On The Hill | Surrey | KT20 7UJ

Situated in the beautiful village of Walton on the Hill in the much sought after area of Withybed Corner, on the edge of Walton Heath and a short walk to the village centre, is this rare and attractive 3 bedroom bungalow, set in its own private gardens, with driveway and garage, and much more besides.

### Property Description

The property has been well looked after over the years and benefits from gas fired heating by radiators and double glazing, whilst there are still opportunities to extend (subject to local planning authority approval) and improve should any future owner desire. The light and spacious living accommodation comprises; enclosed porch, cloakroom, large inner hallway, kitchen, breakfast room, dining room, sitting room, shower room and three good size bedrooms.

To the outside the property is approached by a driveway, providing parking for private and visitors use and giving access to a detached garage. There is a small front and side garden area and a gate leads to a beautiful, well established and tended rear garden that enjoys a secluded and west facing aspect.

### Walton on the Hill village

The village of Walton on the Hill offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a tea room, butcher, three pubs, Co-op Supermarket, chemist, independent wine shop, The Pizza Project takeaway restaurant, Indian restaurant and the award-winning Spaghetti Tree restaurant. The property is within catchment for Walton on the Hill Primary School, and the village enjoys two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butcher, wine merchant, fishmonger, baker, award winning gift shop and much more. It also has a mainline railway station with services to central London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approximately 3 miles.

**Price: £750,000**  
**EPC: D**

