

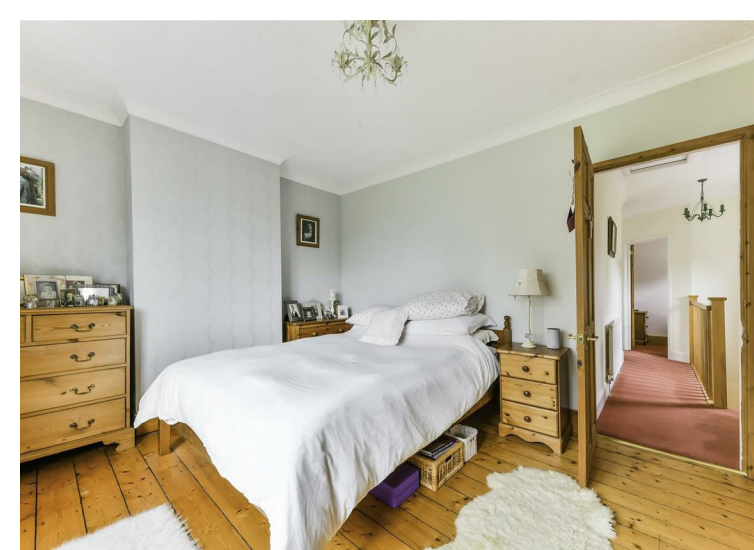
TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	51		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





many features include: exposed wooden floorboards, striped pine doors, cast iron fire places, fully fitted shaker style kitchen, UPVC double glazed windows throughout, gas fired central heating via radiators, downstairs WC, extended and spacious accommodation, large garden with summer house.

Walton on the Hill is a quiet and quintessential village, nestled within the Surrey Hills area and in the heart of Walton Heath. With its famous pond, the village offers a range of shops including the popular Co-Op, independent bike shop, hairdressers, bridal shop, chemist, fish and chip shop, and more besides. The village is well known for its range of pubs and restaurants, which vary from the local Indian to pubs such as The Chequers, Fox and Hounds and The Bell (known as "The Rat" by locals). The community is served by two churches, and an outstanding primary school that is located in the heart of the village. The renowned Walton Heath golf club is a private members club that is steeped in history, including being the location for the Ryder Cup in 1981.

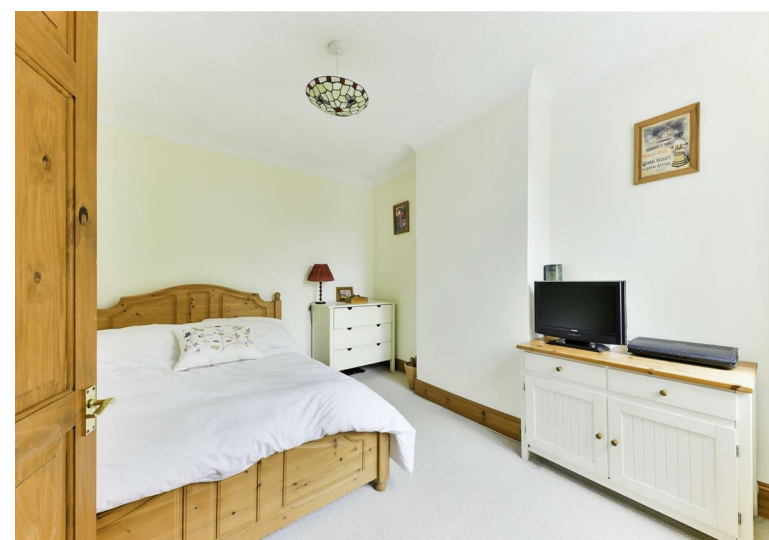
72| Sandlands Road | Tadworth | Surrey | KT20 7XA

This beautifully presented three-bedroom semi-detached cottage is well located within the village of Walton on the Hill and offers spacious living accommodation with the addition of a rear extension and a bathroom upstairs.

This pretty house is approached via a pedestrian gate onto an area of private garden, currently laid with lawn with gravel pathway to the front door with storm porch. Once inside, the front sitting room with views over fields opposite features exposed floorboards, exposed brick chimney breast with a cast iron gas fireplace (not working) and feature bay window. Through the dining room with exposed brick chimney breast with open fireplace and exposed wooden floor is the spacious kitchen/diner. The shaker style kitchen sits in the rear extension and offers an abundance of oak base and wall units with laminate worktops, space for a fridge freezer, and includes integrated dishwasher, stainless NEFF gas hob, stainless hood, and stainless NEFF double oven and opens to the rear garden via double patio doors. Through the kitchen is a utility room with space for washing machine and tumble dryer, cloaks cupboard and separate WC.

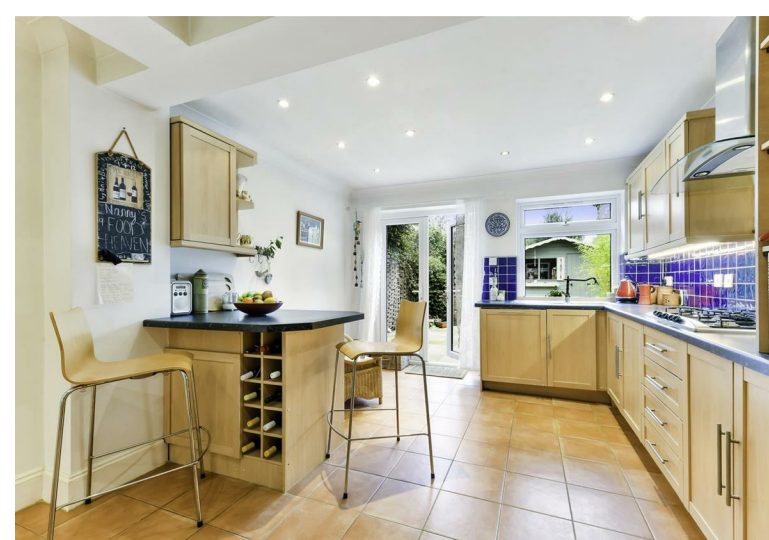
The neighbouring village of Tadworth offers an additional selection of shopping facilities such as independent butchers, baker/cafe, fishmongers, dry cleaners, off licence/village store, opticians, TSB Bank, gift shop and One Stop. There are a further selection of pubs and restaurants including The Bridge Mediterranean restaurant, Station Fish and chips, Thai Cottage, Grumpy Mole, Dukes Head and Blue Anchor, and Tadworth station provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the private co-ed offering, Chinthurst. The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorways are accessed at either junctions 8 or 9.

For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718.



Upstairs there is a good-sized double bedroom complete with fitted wardrobes to the front, a further double and small single which is currently used as a dressing room or could be used as a home office/study. The fully tiled bathroom, with free standing bath, separate shower, and large stainless towel rail, is located to the rear of the house.

Price: £599,950



Outside the rear garden with paved sandstone patio is mainly laid to lawn with established hedge borders and planting, benefits from a paved terrace mid garden to enjoy the evening sun. A pretty summer house offers storage solutions and the side gate allows access to the front garden via a gravel pathway.

This lovely home has many virtues and truly needs to be seen to fully appreciate what is on offer, some of the

