



Pond Farm Close, Tadworth

The **PERSONAL** Agent

Guide Price £665,000

Freehold

- Three bedrooms
- Gated development
- Cul de sac
- Generous sitting/dining room
- Allocated private parking
- In the heart of the village
- No onward chain
- Private wrap around low maintenance garden
- Fully fitted kitchen

We are delighted to offer this rare three bedroom modern end of terrace house, ideally situated in the heart of Walton on the Hill village. Set within a small, private and gated development, the property benefits from private parking and a charming courtyard garden, making it an appealing and low maintenance home in a highly sought after village location.

The house is extremely well presented throughout by the current owners and benefits from private parking for one car, together with use of a communal barn providing additional parking for up to six cars on a first come, first served basis.

Set within a private, gravelled cul de sac, the property offers an ideal opportunity for a range of buyers. It would make an excellent downsize or second home, providing a genuine 'lock up and leave' lifestyle. Equally, it could appeal to a young couple taking their first steps onto the property ladder, or those looking to leave London and settle in a quintessential Surrey Hills village.



Whoever the next owner may be, they will find a thoughtfully arranged and well proportioned home. The accommodation comprises an east facing conservatory, cloakroom, spacious sitting/dining room, fitted kitchen and three well proportioned bedrooms, with the principal bedroom enjoying the added benefit of an en suite, alongside a family bathroom.

Walton on the Hill is ideally situated between Reigate and Epsom, offering a peaceful village setting with excellent transport links and a wide range of amenities.

The area is well served by a selection of private and state schools, including Chinthurst Prep School, Walton Primary School and Tadworth Primary School, with further secondary and senior schools nearby.

Reigate offers an excellent choice of high-street and independent shops, cinema, restaurants, cafés and bars. Golf enthusiasts are well catered for, with Walton Heath Golf Club nearby and the RAC Golf & Country Club in Epsom within easy

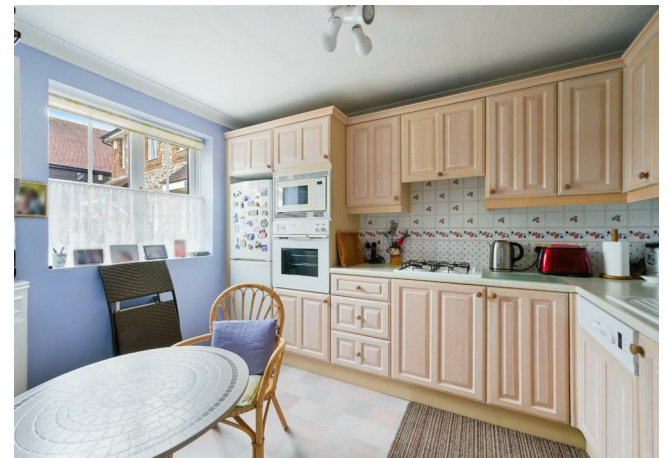
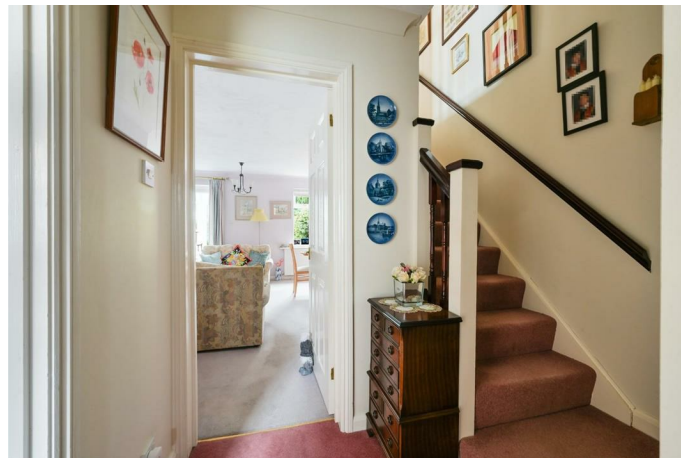
reach.

Walton-on-the-Hill itself provides a superb range of village amenities, including pubs, restaurants, independent shops, cafés, a Co-op supermarket and traditional butcher. Nearby Tadworth offers further facilities including a bakery/café, fishmonger, coffee house, convenience store and restaurants.

Tadworth railway station provides direct services to London Bridge in approximately 50 minutes. The M25 is easily accessible via Junctions 8 or 9, providing convenient connections to Gatwick and Heathrow airports.

Tenure: Freehold
Annual service charge: £780
Council Tax: Band F

Please note that the above information has not yet been formally verified with the sellers. Buyers should confirm all details with their legal representative before proceeding.

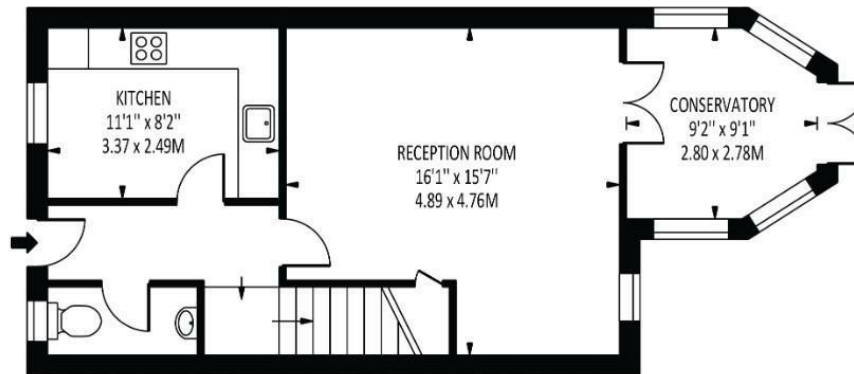
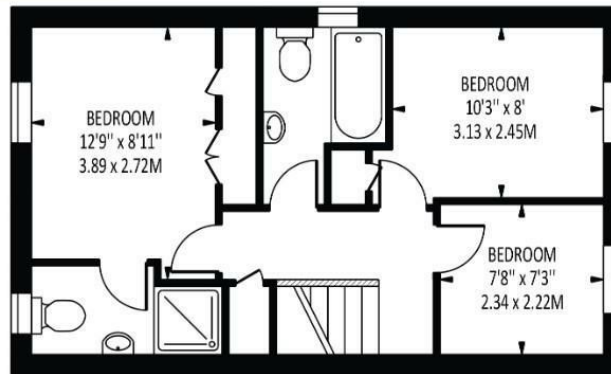




The **PERSONAL** Agent



Pond Farm Close
Total Area: 947 SQ FT • 87.99 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(81-91) B		
(69-80) C		
(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 

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 & KINGSWOOD OFFICE

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

LETTINGS & MANAGEMENT

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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
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 and 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.

