

The PERSONAL Agent

Pond Farm Close, Walton On The Hill

In Excess of £625,000

Pond Farm Close

Walton On The Hill, Tadworth

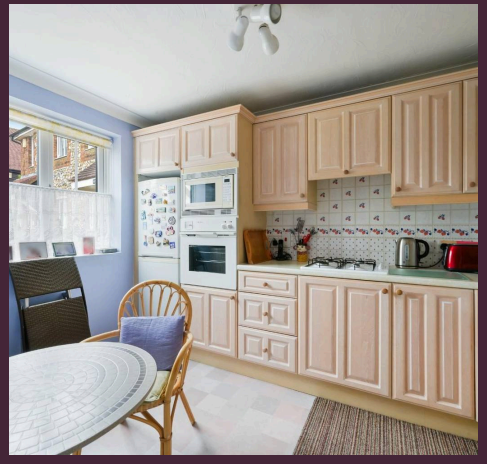
- Three bedrooms
- Private wrap around low maintence garden
- Generous sitting/dining room
- Cul de sac
- Gated development
- Allocated private parking
- No onward chain
- In the heart of the village
- Fully fitted kitchen

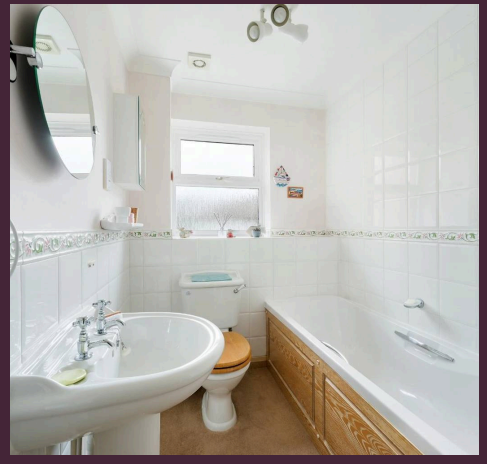
We are delighted to offer this rare three bedroom modern end of terrace house, ideally situated in the heart of Walton on the Hill village. Set within a small, private and gated development, the property benefits from private parking and a charming courtyard garden, making it an appealing and low maintenance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

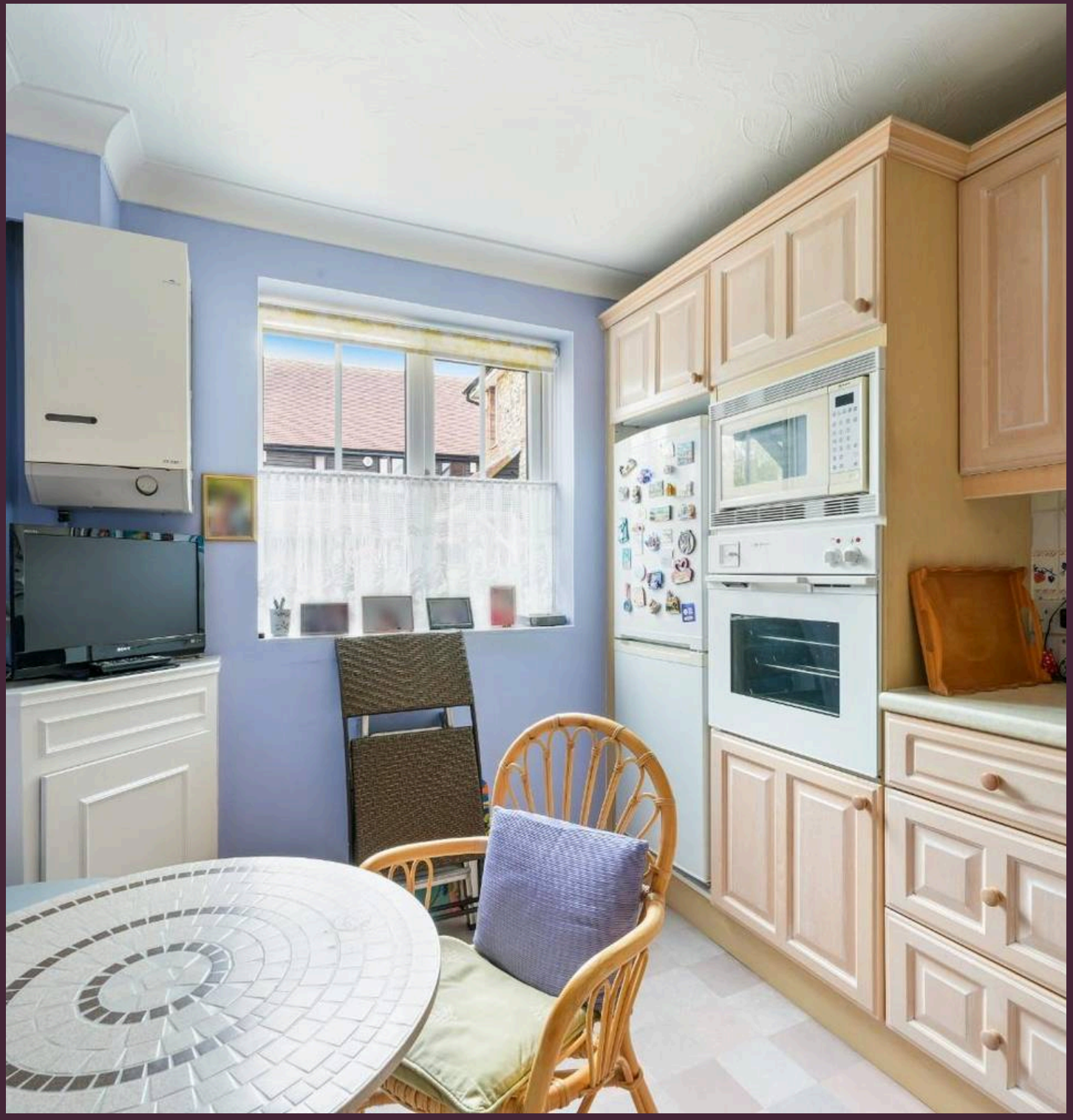
The house is extremely well presented throughout by the current owners and benefits from private parking for one car, together with use of a communal barn providing additional parking for up to six cars on a first come, first served basis.











Description

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





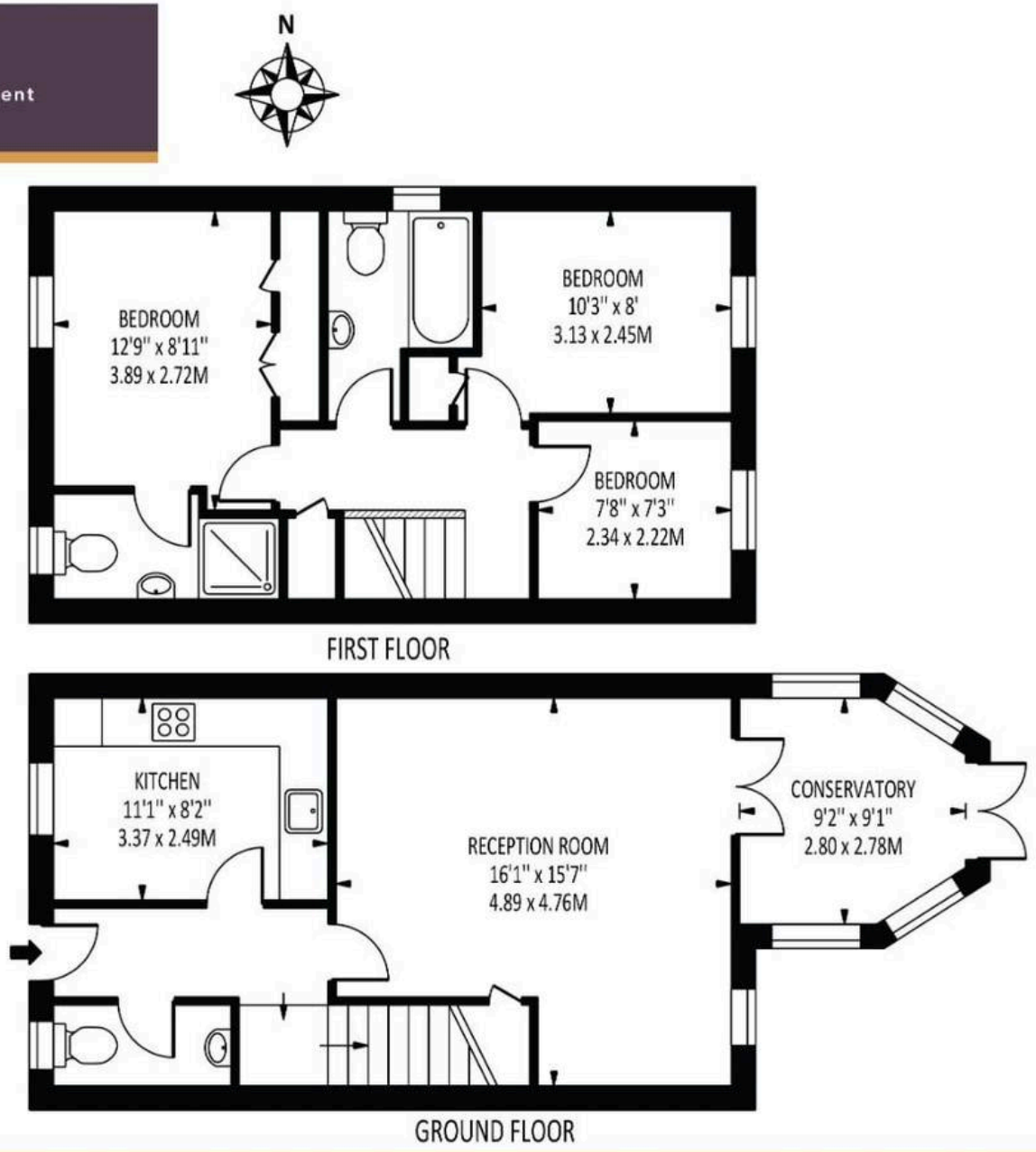




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Total Area: 947 SQ FT • 87.99 SQ M



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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/