



MICHAEL EVERETT & CO

... A Moving Experience





2 PINTMERE

HEATH DRIVE
WALTON ON THE HILL
KT20 7QS

Set in a private road on the outskirts of the village and on the edge of Walton Heath a substantial 'wing' of an Edwardian country house.

This spacious property is full of period features and boasts beautifully presented accommodation laid out over three floors.

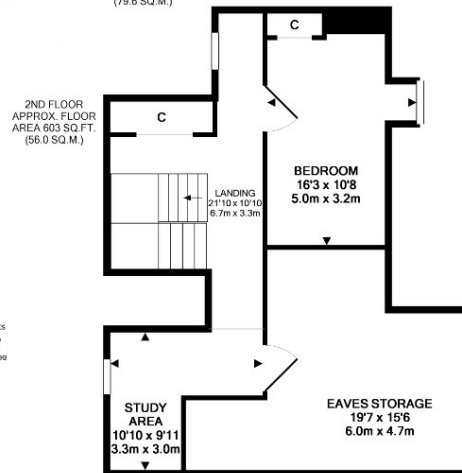
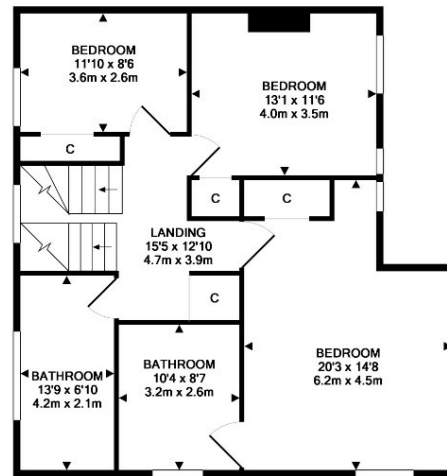
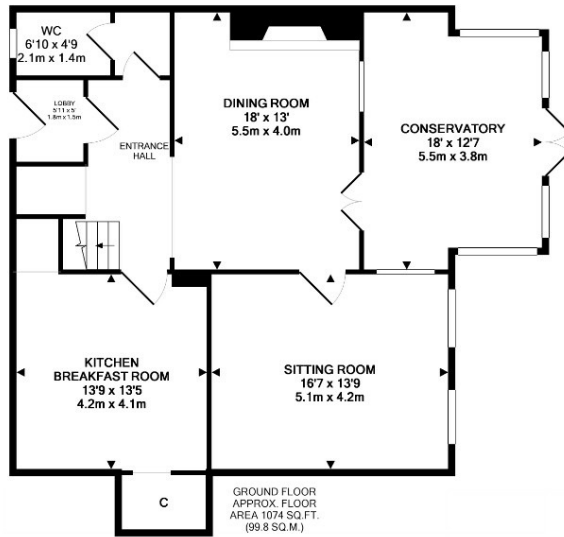
On the ground floor the pillared entrance leads into a large entrance hall with cloakroom; there are two reception rooms including a wood panelled and beamed ceiling dining room, comfy sitting room with fitted log burner, very well appointed kitchen with handmade units and granite work surfaces, and a spacious double glazed conservatory.

The first floor accommodation includes a master bedroom with lovely views over the rear garden and a luxury en-suite bathroom, 2 further double bedrooms and a luxury bathroom.

On the top floor there is a cosy bedroom, study area and large walk in loft storage area ideal for conversion into further bedroom and bathroom accommodation.

Outside, to the front, there is parking for 3 cars and a detached double garage, whilst to the rear the good size L shaped garden enjoys a southerly aspect and backs onto woodland.

ASKING PRICE £795,000 FREEHOLD



TOTAL APPROX. FLOOR AREA 2533 SQ.FT. (235.3 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and though they are believed to be correct, their accuracy is not guaranteed. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes are approximate and have been rounded up or down to the nearest 3 inches (7.5cms) and should not be relied upon for carpets and furnishings. They do not form part of any contract.



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