



EBBISHAM LANE

WALTON ON THE HILL

1 THE BARNYARD

EBBISHAM LANE, WALTON ON THE HILL KT20 7UW



2 RECEPTION ROOMS



FITTED KITCHEN



SHOWER ROOM



2 BEDROOMS (1 Currently divided into 2)

EPC RATING 'E'

COUNCIL TAX BAND 'E'

APROX. 1212. FT² | 112.4 M²

Situated in the heart of Walton on the Hill close to St Peters Church and the picturesque Village Green is this good size end of terrace modern cottage style house set in a sought after secluded mews style development.

This house features surprisingly spacious accommodation including a large living room with lounge and dining areas, a double-glazed conservatory, kitchen, ground floor cloakroom.

upstairs the landing leads to two bedrooms, (with one currently divided into two) and a shower room.

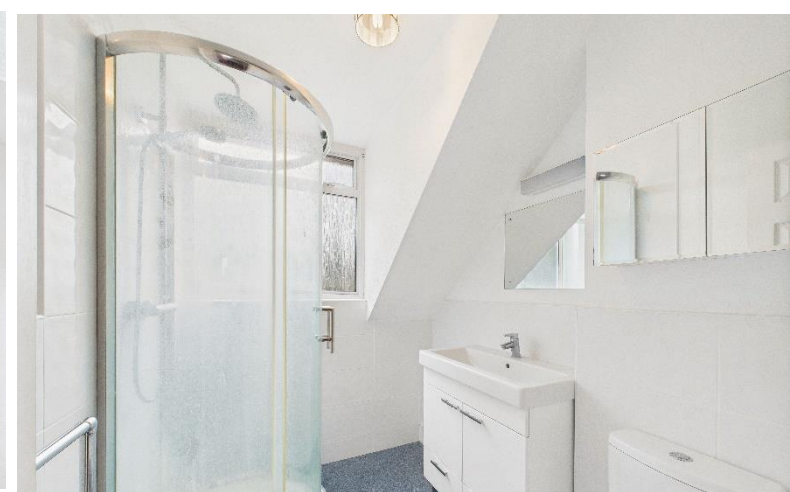
Outside there is a private patio to the rear, as well as areas of communal gardens to the front and side of the property, a single garage with electronic up and over door and parking.

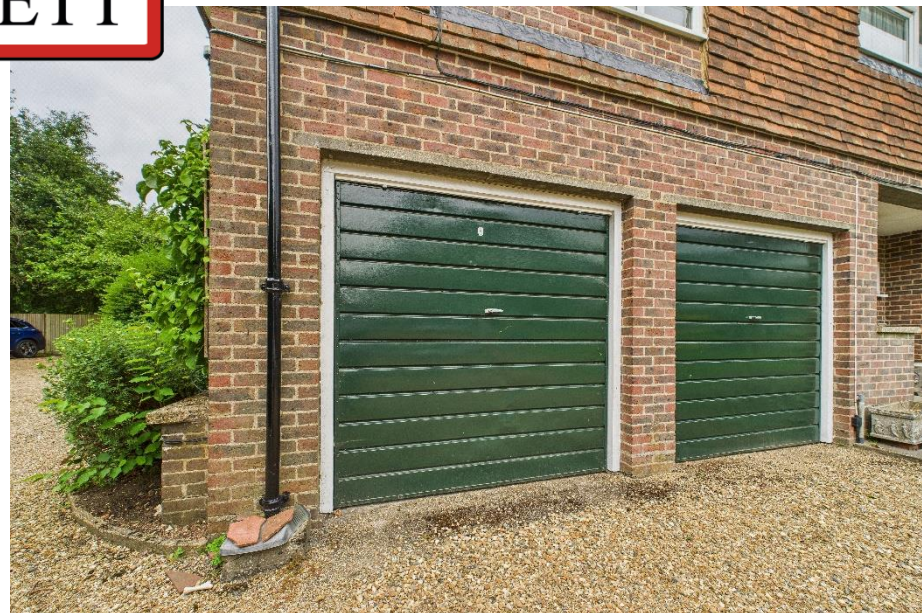
The village offers a range of local shops including a coop supermarket, post office and chemist and features a picturesque pond. The area is surrounded by some delightful open countryside, there are bus services and Tadworth station provides services to London Bridge and Victoria, and the M25 can be accessed 3 miles to the south.

For comprehensive shopping facilities there are a choice of local high streets at Banstead, Reigate, Epsom and Dorking all within a four mile radius of the village.

ASKING PRICE: **£520,000** SHARE OF FREEHOLD







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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