



**MICHAEL EVERETT & CO**

... A Moving Experience



# LINNET LODGE

SANDLANDS GROVE  
WALTON ON THE HILL  
KT20 7UZ

Enjoying a tucked away location a brand new detached chalet style property built to a very high specification including numerous energy saving features including a rainwater reclamation system, solar panels, energy efficient heating and insulation and double glazing.

The ground floor comprises a large entrance hall with cloakroom, living room with doors and windows overlooking the rear garden and a very well equipped kitchen breakfast room complete with a high quality fitted kitchen with granite work surfaces and integrated appliances.

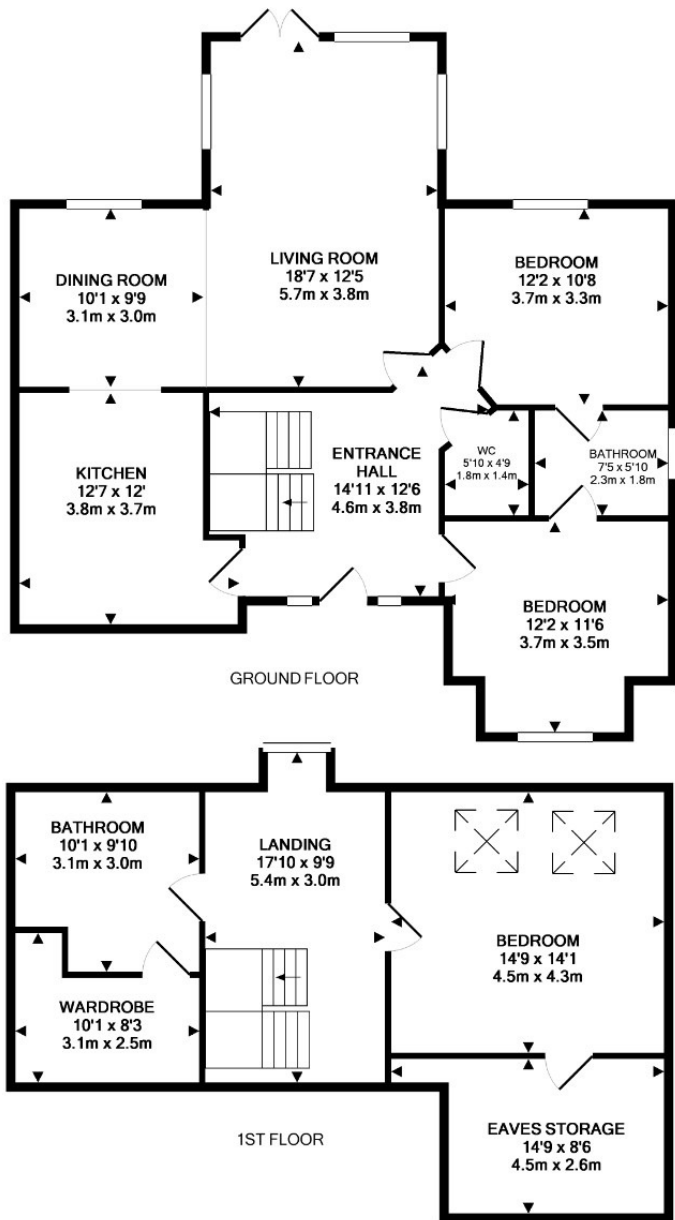
There are 2 ground floor bedrooms with a 'jack and jill' ensuite shower room.

The first floor features a main bedroom suite with bedroom, large walk in wardrobe/dressing room, landing with area for a study desk, large bathroom and walk in eaves storage area.

Outside there are gardens to the front and rear, parking and a detached single garage.



Asking Price: £610,000 Freehold



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.



**MICHAEL EVERETT & CO**

REGENCY HOUSE 61 WALTON STREET WALTON ON THE HILL SURREY KT20 7RZ

Telephone: 01737 814877 Email: [walton@michael-everett.co.uk](mailto:walton@michael-everett.co.uk) [www.michael-everett.co.uk](http://www.michael-everett.co.uk)