



MICHAEL EVERETT & CO

... A Moving Experience



40 MEADOW WALK

WALTON ON THE HILL

KT20 7UG

A charming semi-detached period cottage located in a popular village centre cul-de-sac.

The property has been substantially extended with the addition of a stunning single storey kitchen living & dining room to the rear and a loft conversion.

On the ground floor the cottagey lounge has an open fireplace with exposed brick hearth and bay window; the original dining room now serves as a family room/study and also features a fireplace with a fitted log burner. The open plan layout of the rear extension includes areas for both dining and relaxing together with modern well equipped kitchen and a small cloakroom with space for laundry appliances.

On the first floor there are two bedrooms together with a good size modern bathroom and a staircase leading up to the second floor level giving access to the third bedroom.

Outside, the small front garden provides off road parking for one car. The pretty rear garden features a small patio, area of lawn and a timber framed outbuilding with power, light and heating which would be ideal for a variety of uses including a home office.

ASKING PRICE £475,000 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.



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