



**FAIRWAYS**

WALTON ON THE HILL

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# FAIRWAYS, CHEQUERS LANE

WALTON ON THE HILL, KT20



4 RECEPTION AREAS



KITCHEN//LIVING//DINER



4 BEDROOMS



2 BATHROOMS

2787.96 Sq Ft | 259.01 M<sup>2</sup>

EPC RATING: D

COUNCIL TAX BAND: G

'Fairways' is situated on the outskirts of the village within this select gated development of just 3 detached family homes. The property has been the subject of extensive re-modelling and has been extended to the rear to provide a fabulous kitchen/diner/living room featuring stunning contrasting deep blue and white kitchen units with Quartz work surfaces and central island and compliment of appliances. The extension features large format tiling with under floor heating, a full width of sliding doors which open to the rear, and electronic Velux roof lights. There is a separate living room with fireplace and wood burner and polished wooden parquet floors which extend into the Neville Johnson fitted library area and reception hall. There is also a study, utility room and cloakroom to the ground floor. Upstairs the spacious principal bedroom has extensive built in wardrobes a dressing area with further fitted wardrobes and an en-suite shower room. There are 3 further double bedrooms all with fitted wardrobes and a family bathroom. Outside there is an attached double garage and adjacent double gates leading to a side area with additional parking and lawns to the front and rear which includes a porcelain tiled patio and which in all extend to 0.39 acres. There is a mega-flo gas central heating and PVCu replacement sliding sash double gazing.

The village centre, which is a ten minute walk away, offers a picturesque pond and a range of shops including a post office and together with several gastro pubs and restaurants and the highly rated Walton Primary School. The open spaces of Walton Heath and its world famous championship golf course are within a few hundred yards and where many fine walks can be enjoyed. Tadworth station provides services to London Bridge and Victoria via Purley and East Croydon and the M25 can be accessed 3 miles to the south at either the Reigate Hill or Leatherhead interchanges.

ASKING PRICE: **£1,500,000** 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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