



LITTLE LODGE

WALTON ON THE HILL

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THE THOROUGHFARE, WALTON ON THE HILL KT20 7SG



1 RECEPTION ROOM



KITCHEN



2 BEDROOMS



BATHROOM

APROX. 727.02 FT² | 67.54 M²

Offered for sale for the first time in over 50 years and with no onward chain, a charming 1930's built detached cottage located in the heart of the village adjacent to St Peter's Church.

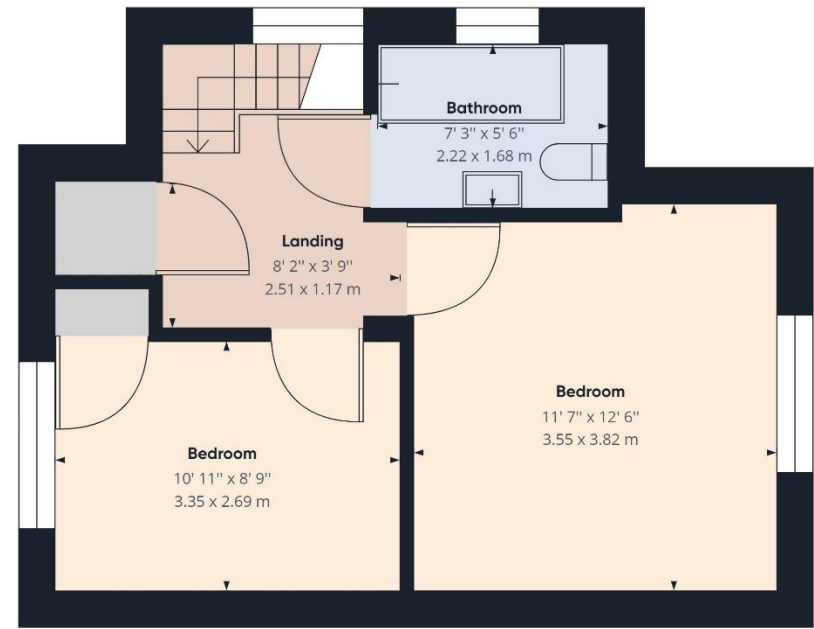
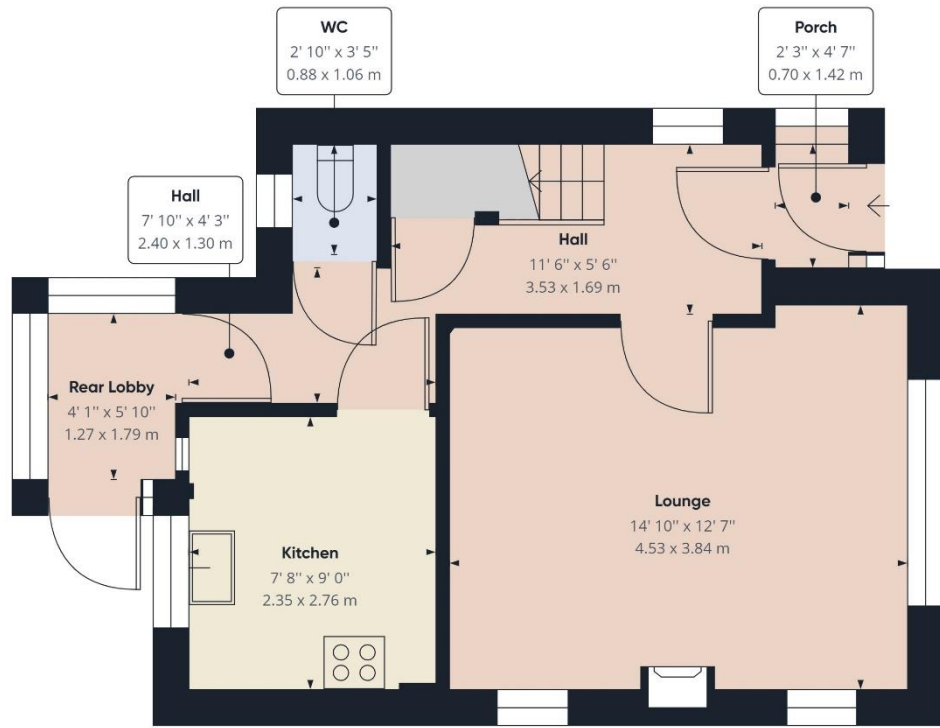
Although very well presented, inside and out, the property does require some modernisation and offers excellent scope for extension subject to planning permission. The accommodation currently comprises of an enclosed entrance porch that leads into a good size hall, a double aspect living room with fireplace, kitchen, rear lobby and a cloakroom, two first floor double bedrooms and a bathroom.

Outside, there are well maintained areas of garden to the front, side and rear with a pedestrian gate from The Thoroughfare and parking and a garage at the end of the garden accessed from Breech Lane.

The village centre, shops, primary school and pubs/restaurants are also within a couple of minutes' walk as are the open spaces of Walton Heath.

ASKING PRICE: **£575,000**





**MICHAEL
E / ERETT**



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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.

