HOWARD CLOSE

WALTON ON THE HILL

14 HOWARD CLOSE

WALTON ON THE HILL KT20 7QF

1 RECEPTION ROOMS

KITCHEN DINING ROOM

2 BEDROOMS

BATHROOM & CLOAKROOM

APROX. 757.04 FT^2 | 70.33 M^2

Located in a popular village cul de sac and overlooking playing fields to the front, a very well presented and extended mid terrace house being sold with the benefit of planning permission for a loft conversion.
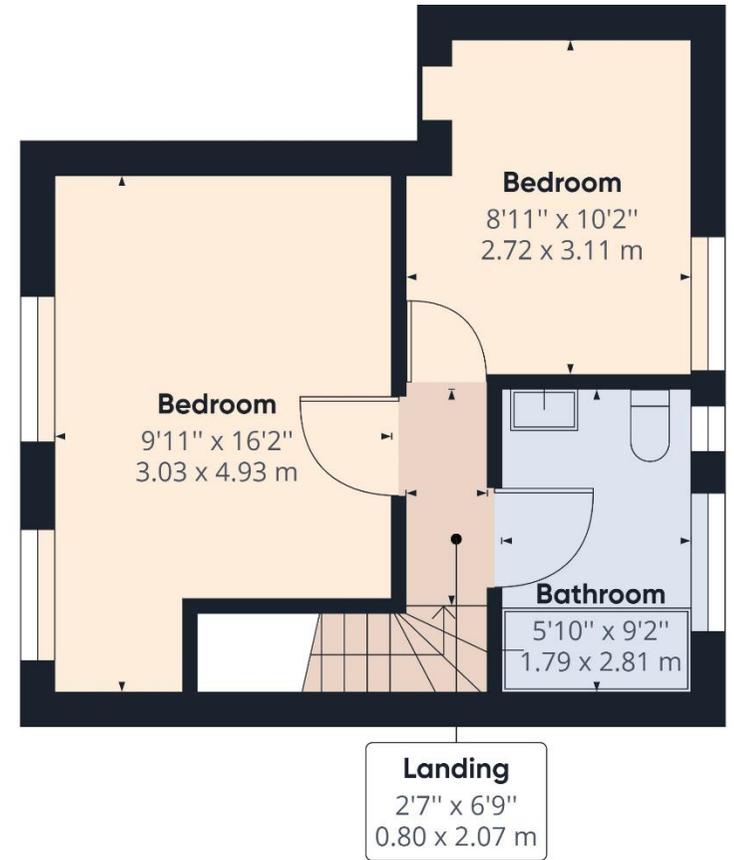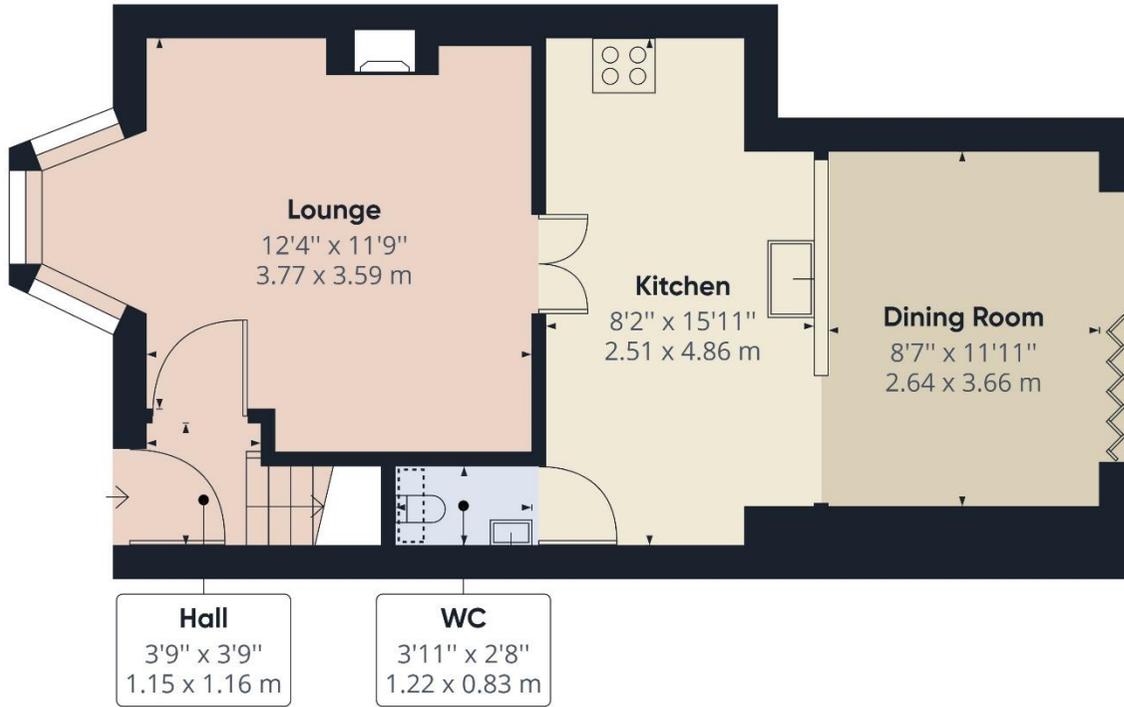
This lovely village home features an entrance hall, a good size lounge with bay window to the front, fireplace with alcove storage cupboards, a modern fitted kitchen that is open plan to a new dining room extension with bi-fold doors and 'Velux' roof lights and a ground floor cloakroom. On the first floor there are two bedrooms and a modern bathroom.

Outside, there is a small garden to the front and side access to a pretty rear garden with brick built shed with power and light, that is ideal for a home office.

The village centre is a 5 minute walk away where the picturesque village green and pond can be found as well as the highly regarded primary school and a range of shops and services together with renowned pubs/restaurants. The open spaces of Walton Heath are also close by as are the local towns of Banstead, Epsom and Reigate all of which are within a 15 minute drive.

ASKING PRICE: £475,000

Lounge
12'4" x 11'9"
3.77 x 3.59 m

Kitchen
8'2" x 15'11"
2.51 x 4.86 m

Dining Room
8'7" x 11'11"
2.64 x 3.66 m

Hall
3'9" x 3'9"
1.15 x 1.16 m

WC
3'11" x 2'8"
1.22 x 0.83 m

Bedroom
8'11" x 10'2"
2.72 x 3.11 m

Bedroom
9'11" x 16'2"
3.03 x 4.93 m

Bathroom
5'10" x 9'2"
1.79 x 2.81 m

Landing
2'7" x 6'9"
0.80 x 2.07 m

WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
01737 814877

michael-everett.co.uk