



## 61 SANDLANDS ROAD

WALTON ON THE HILL

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# 61 SANDLANDS ROAD

WALTON ON THE HILL KT20 7RXB



2 RECEPTION ROOMS



KITCHEN



3 BEDROOMS



BATHROOMS & SEP WC

APROX. 1151.87 FT<sup>2</sup> | 107.01 M<sup>2</sup>

A fantastic opportunity to purchase an attractive semi-detached Edwardian house offered for sale with no onward chain and requiring complete modernisation.

The property features a good size entrance hall, two reception rooms, kitchen, three bedrooms, a bathroom and separate wc and offers excellent scope for extension to the rear and into the loft space.

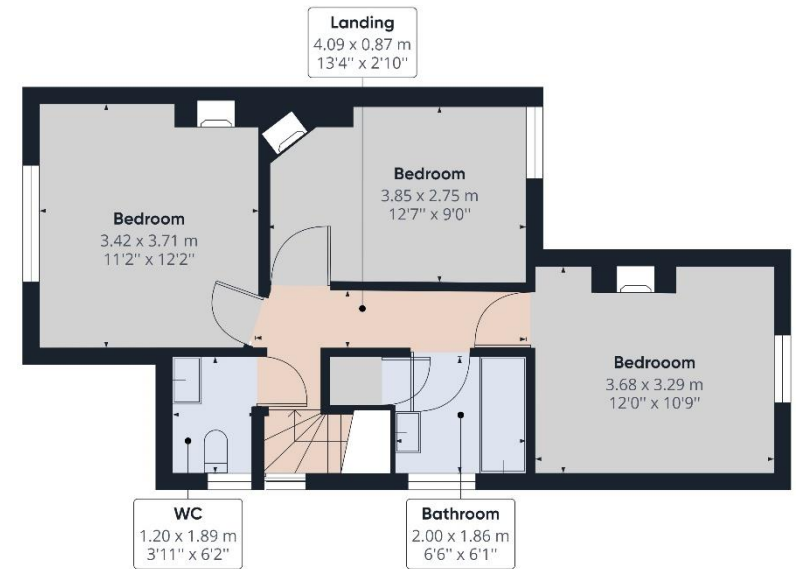
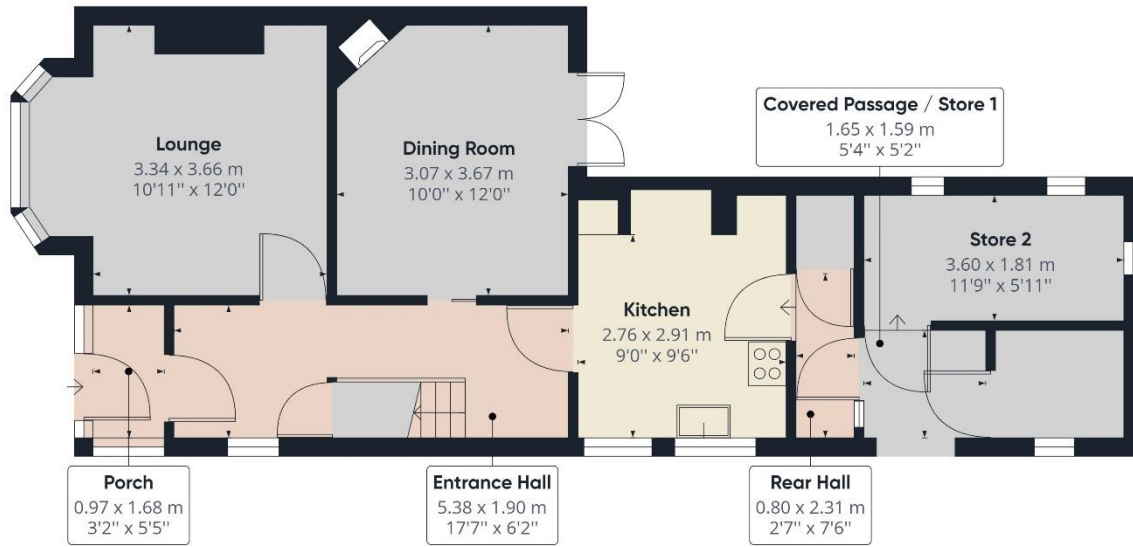
Outside, there is a small front garden with the opportunity to create off road parking for one car. To the rear, a good size garden enjoys a westerly aspect.

The house is located close to the village centre, Mere Pond and the open spaces of Walton Heath whilst Tadworth station, with services to London bridge, being a 10 minute walk away.

ASKING PRICE: **£595,000**











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

**01737 814877**

**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.

