



## 65 BREECH LANE

WALTON ON THE HILL

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# 65 BREECH LANE

WALTON ON THE HILL KT20 7SJ



SPACIOUS LIVING AREA WITH 3 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM & SEPARATE UTILITY ROOM



3 BEDROOMS



BATHROOM & CLOAKROOM

**APROX. 1200.89 FT<sup>2</sup> | 111.57 M<sup>2</sup> INC GARAGE**

Located towards the end of quiet village lane a beautifully presented and substantially extended semi-detached period house.

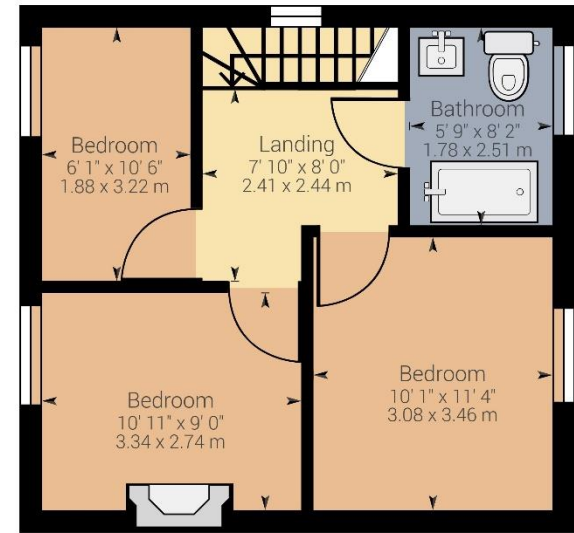
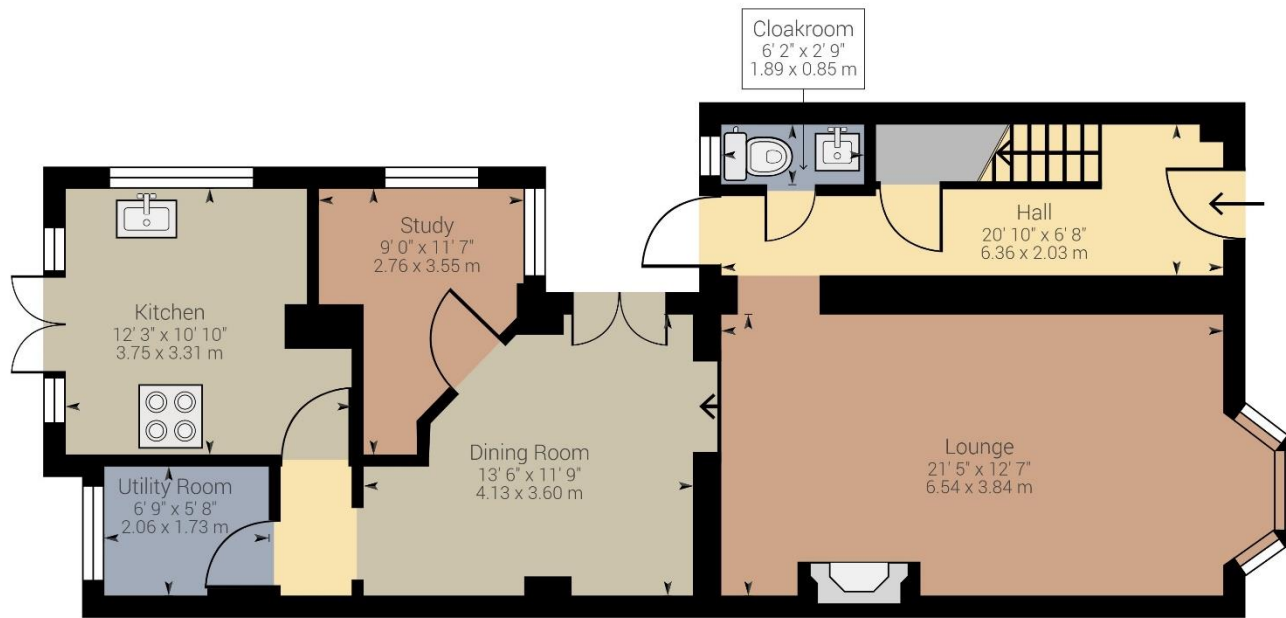
The property features good size accommodation throughout with a large entrance hall with cloakroom, a 22ft lounge with fireplace and a sash bay window with window seat, a separate dining room with vaulted ceiling and skylights, study, kitchen breakfast room also with a vaulted ceiling and a utility room. On the first floor a spacious landing gives access to three bedrooms and a modern bathroom.

Outside, the front garden provides parking for two cars whilst to the rear a pretty garden features a large patio, lawn and timber shed.

The property is just a couple of minutes' walk from the village centre offering a range of shops and services and pubs/restaurants, the open spaces of Walton Heath and the village primary school.

**ASKING PRICE: £700,000**







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



**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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