

**MICHAEL  
EVERETT**



**18 BREECH LANE**

WALTON ON THE HILL

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# 18 BREECH LANE

WALTON ON THE HILL KT20 7SN

 2 RECEPTION ROOMS  2 BEDROOMS  1 BATHROOM

APROX. 779 FT<sup>2</sup> | 72.4M<sup>2</sup> INC GARAGE

Located in a popular and quiet village lane a mid-terraced character cottage offering extended ground floor accommodation.

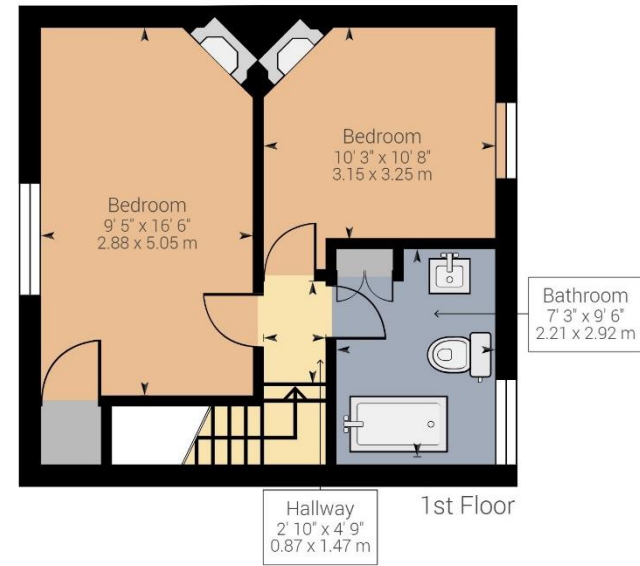
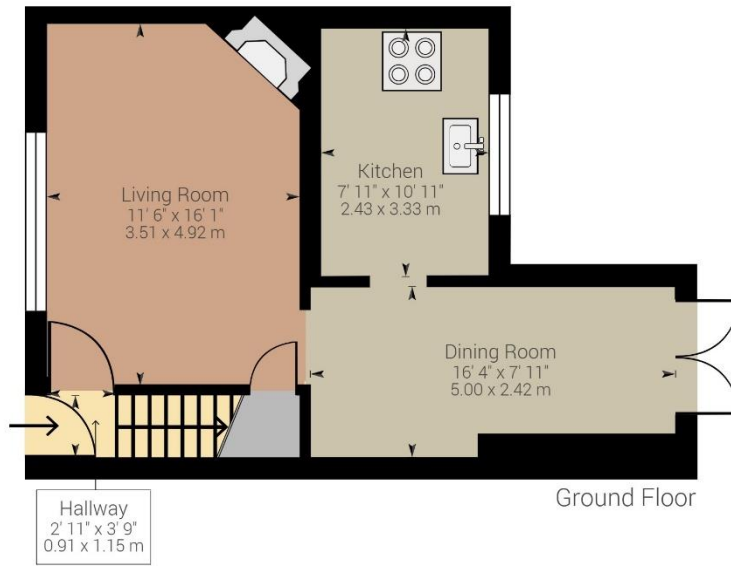
The property although generally well presented would benefit from redecoration throughout features a good size living room with wood flooring, a newly installed log burner and fireplace surround; a modern kitchen, dining room with doors out onto the rear garden, two first floor double bedrooms and a bathroom.

Outside, the front garden provides parking for two cars whilst the good size west facing rear garden features a large newly built garden home office / studio.

The house is located within a couple of minutes' walk of the village centre which offers a range of shops of services, renowned gastro pubs, the highly regarded village primary school and the picturesque Mere pond.

ASKING PRICE: **£515,000** FREEHOLD

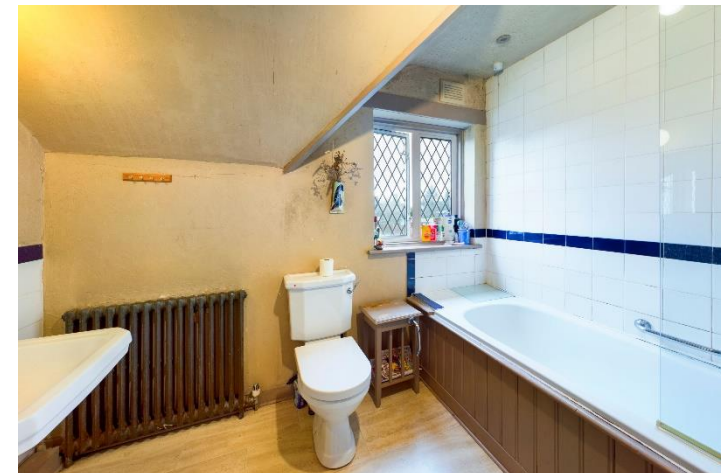




Approximate net internal area: 778.9 ft<sup>2</sup> / 72.36 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**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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