



## BREECH LANE

WALTON ON THE HILL

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# 59 BREECH LANE

WALTON ON THE HILL KT20 7SJ



3 RECEPTION ROOMS



LARGE KITCHEN BREAKFAST ROOM



4 BEDROOMS



BATHROOM & EN SUITE SHOWER ROOM

**APROX. 1881.35 FT<sup>2</sup> | 174.78 M<sup>2</sup>**

Located towards the end of a popular cul de sac in the heart of the village a spacious and substantially extended semi-detached bay fronted house.

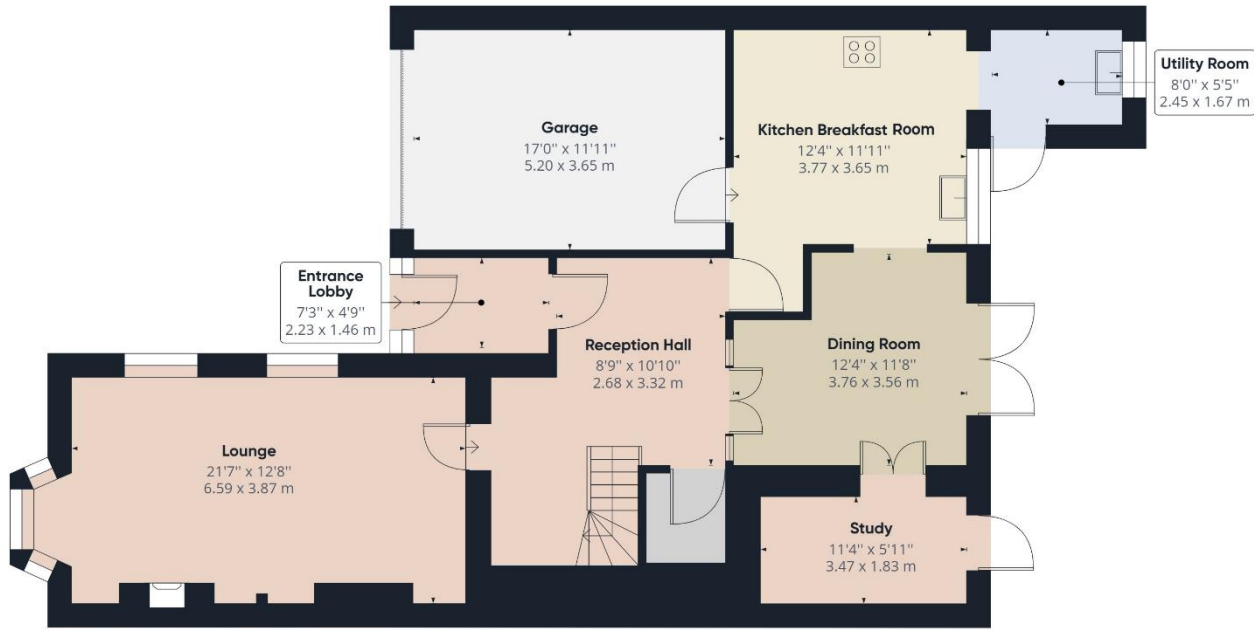
This wonderful family home offers well-presented accommodation throughout with double glazing including a large reception hall, a 22ft double aspect lounge, separate dining room, study, a lovely kitchen breakfast room, utility room and cloakroom. On the first floor there are four double bedrooms, an ensuite shower room and a large family bathroom.

Outside, a block paved driveway to the front provides parking for numerous cars with access to a garage, whilst to the rear a pretty garden features a wide patio, raised flower borders and an area of lawn.

The house is conveniently positioned within a short walk of the open spaces of Walton Heath and the village shops, services and primary school.

**ASKING PRICE: £795,000**







**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.

