



## WALTON STREET

WALTON ON THE HILL

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# POND COTTAGE, 7 WALTON STREET

WALTON ON THE HILL KT20 7RW



LIVING ROOM & SUNROOM



2 BEDROOMS



KITCHEN



BATHROOM & CLOAKROOM

APROX. 731.30 FT<sup>2</sup> | 67.94 M<sup>2</sup>

Occupying a delightful position overlooking Mere Pond a charming part tile hung end of terrace cottage.

The property requires some updating and features one reception room, a sunroom, kitchen and ground floor cloakroom. On the first floor there are two double bedrooms, one of which enjoys views to the front across the pond, and a bathroom.

Outside, there is a small front garden with side access to a south facing patio garden which leads out to a parking area at the rear with access to a single garage.

The property is located in the heart of the village close to the shops, popular village pubs & restaurants and the open spaces of Walton Heath. The closest train station is at Tadworth, just under 1 mile away.

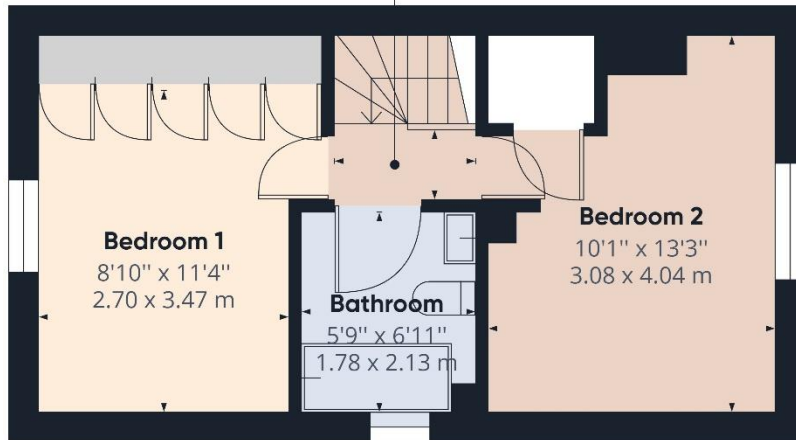
GUIDE PRICE: **£450,000**







**Landing**  
4'11" x 2'8"  
1.50 x 0.83 m







**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.

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