



Sandlands Road
Walton On The Hill, Tadworth - £435,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Sandlands Road Walton On The Hill, Tadworth

£435,000

- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Period Features
- Gas Central Heating
- Double Glazing
- Central Village Location
- No Onward Chain

Johnson's are pleased to offer this beautifully presented three bedroom cottage located in a popular residential road close to the centre of the ever popular village of Walton on the Hill. The owner has made recent improvements which includes new fencing in the garden and extensive redecoration. The accommodation briefly comprises entrance porch, living room with feature fireplace and solid wood floors, dining room also with solid wood flooring and a bright and airy extended kitchen overlooking the garden. Upstairs on the first floor there are two double bedrooms, a family bathroom and a useful utility area whilst a further bedroom has been created through a loft conversion with a dormer window overlooking the garden. Outside there are front and rear gardens with the rear garden being beautifully landscaped to include a patio seating area with the remainder being laid to lawn with mature borders and a useful shed at the end of the garden. Available with no onward chain. Further benefits include gas central heating and double glazing.



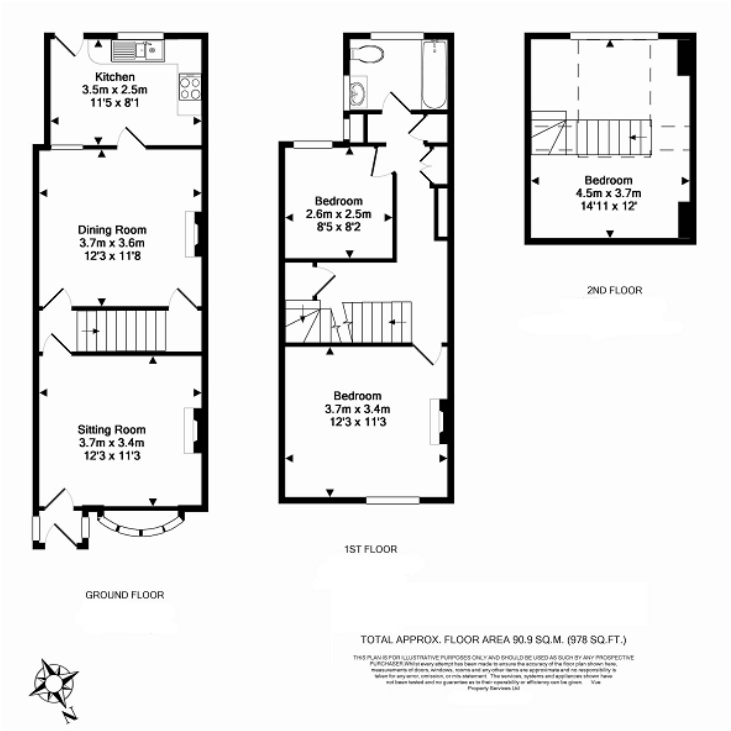
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout





the local area



The property is located on Sandlands Road in the pretty village of Walton on the Hill within walking distance of the village centre. Walton on the Hill offers a range of pubs, shops and restaurants as well as the prestigious Walton Heath Golf Club and is surrounded by miles of open countryside whilst being conveniently located for the M25.

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