



**Meade Court  
Walton On The Hill, Tadworth  
Offers In Excess Of £295,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### **Meade Court Walton On The Hill, Tadworth**

Offers In Excess Of  
£295,000

- No Onward Chain
- Two Double Bedrooms
- Fitted Kitchen
- Open Plan Lounge
- Double Glazing
- Central Heating
- Gated community & Allocated Parking Space
- Local village amenities on your doorstep
- Close to Miles of open countryside
- Close to Tadworth Mainline Station and Access to the M25 Junction 9

Johnson's are pleased to offer to the market this attractive first floor two bedroom apartment located in the heart of Walton on the Hill Village with private gated access, parking and all of the village amenities on your door-step. This lovely flat has been very well maintained by the current owners and comprises a good sized hallway with large storage cupboard, a spacious and airy double bedroom with fitted wardrobes, a good sized second bedroom, fully tiled family bathroom and a lovely through living space with a fully fitted kitchen to one end. The kitchen is fitted with induction hob, washer/dryer, plenty of storage and breakfast bar.

The property is located in the centre of the sought after village of Walton on the Hill. The village amenities including , Co-op Supermarket, Newsagents with Post Office, Chemist, 2 local restaurants & 4 Village Pubs. Other features include Walton Primary School, local nursery schools and Walton Heath common which offers miles of open country side for walkers, cyclist and dog owners

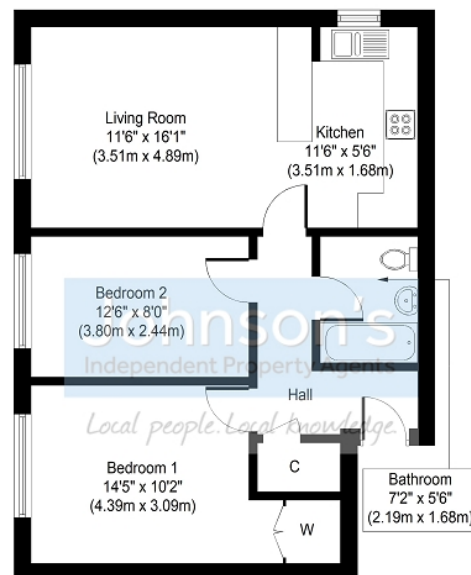


How energy  
efficient is the  
property?

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



First Floor  
Approximate Floor Area  
629.9 Sq. ft.  
(58.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2021 | www.houseviz.com





the local area



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