



Sandlands Road
Walton On The Hill, Tadworth - Offers Over
£450,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Sandlands Road Walton On The Hill, Tadworth

Offers Over £450,000

- Living Room
- Separate Dining Room / Reception 2
- Extended Kitchen
- Three Bedrooms including Loft Extension / Home Office
- Family Bathroom
- Period Features
- Gas Central Heating
- Double Glazing
- Central Village Location
- No Onward Chain

Johnson's are pleased to offer this beautifully presented extended three bedroom cottage located in a popular residential road close to the centre of the sought after village of Walton on the Hill Surrey. 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 with skylights overlooking the garden. Upstairs on the first floor there are two double bedrooms, a family bathroom, an a utility area, stairs to the loft conversion third bedroom with two single beds and a dormer window overlooking the garden. The property has been improve and redecorated throughout and include gas central heating and double glazing. 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.



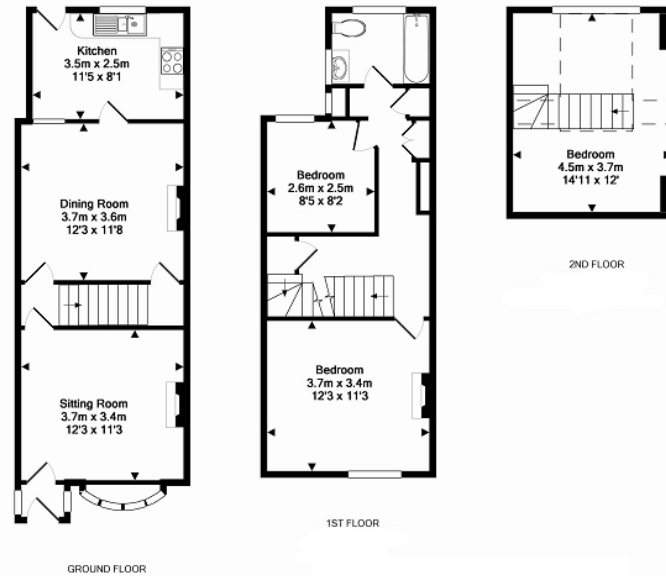
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	49	(39-54) E	44
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (978 SQ.FT.)

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the local area



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