



Chequers Lane
Walton On The Hill, Tadworth - Offers In Excess
Of £375,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Chequers Lane Walton On The Hill, Tadworth

Offers In Excess Of
£375,000

- Entrance Hall
- Two Double Bedrooms
- Family Bathroom
- Dining Room
- Living Room
- Kitchen
- Larder
- Patio and Large Communal Gardens
- New Lease
- No Onward Chain

Johnson's are pleased to offer this beautifully presented two bedroom ground floor maisonette located in a converted country house in the picturesque village of Walton on the Hill. The property has been much improved by the current owners and is being sold with the benefit of a new lease. Accommodation comprises entrance hall, two double bedrooms, family Shower room. There is a open planned and spacious living/dining room with a generous sized modern kitchen and larder. Outside to the front there is off street parking and a rear door leads to an attractive patio area with garden shed and further beautiful large communal gardens. Further benefits include gas central heating and double glazing. Offered with the benefit of no onward chain. To book a viewing by appointment only - contact Johnson's IPA (Sole Agents)



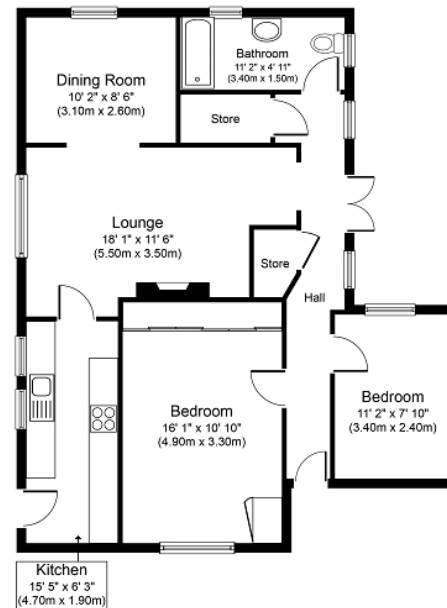
How energy
efficient is the
property?

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | 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 | | 76 | (69-80) C |
| (55-68) D | 59 | | (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 | | | 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



Approximate Floor Area
836 sq. ft.
(77.7 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 misstatement. This plan is for illustrative purposes only and should be used in conjunction with 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.
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the local area



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