



Chequers Lane
Walton On The Hill, Tadworth - £370,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Chequers Lane Walton On The Hill, Tadworth

£370,000

- Entrance Hall
- Two Double Bedrooms
- Large Living & Dining Room
- Long Galley Kitchen and own door to Front Drive
- French Doors to Rear Patio and Large Communal Gardens over 1.25 Acres
- Separate Larder & Storage space
- Family Shower Room
- New Lease terms 133 years
- Near the Picturesque village of Walton on the Hill with a selection of village shops, Post office, Pubs & restaurants.
- Opposite Walton Heath with miles of beautiful country side ideal for long walks and cycling .

Johnson's are pleased to offer this beautifully presented two bedroom ground floor maisonette located in a converted country house set in over 1.25 acres of communal grounds near 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 extended to 133 years. Accommodation comprises of an entrance hall, spacious living room and dining room, two double bedrooms, a newly fitted kitchen, a separate larder plus a new family shower room. Outside to the front is your own front door entrance to the kitchen and to the side a communal entrance and hallway, as well as a large front garden with flower beds and mature trees. There is also a large gravel drive with off street parking for several vehicles. To the rear of the property are french double door leading to an attractive patio area with further beautiful large communal gardens including a garden shed with electrics and a further shared and secured large green field garden area surrounded by woodlands. Further benefits include gas central heating and double glazing. To book a viewing by appointment only - contact Johnson's IPA (Sole Agents).



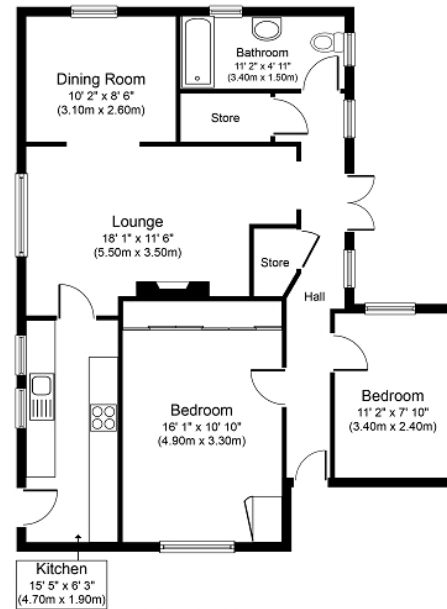
How energy efficient is the property?

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 mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase or lease. 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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