



Breech Lane
Walton On The Hill, Tadworth - Offers Over
£565,000

Johnson's
Independent Property Agents

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the property



Brech Lane Walton On The Hill, Tadworth


Offers Over £565,000

- * Open Day - By Appointment Only - Saturday 23rd March 2024*
- Two Double Bedroom Period Cottage
- Open Plan Dining and Family Room with Log Burner
- Second Reception room / Study / Home office or 3rd Bedroom
- Galley kitchen with hard wood worktops and butler sink.
- Victorian style 3 piece suite family bathroom
- Parking for several vehicles / South facing back garden.
- Desirable Village Location in the Surrey

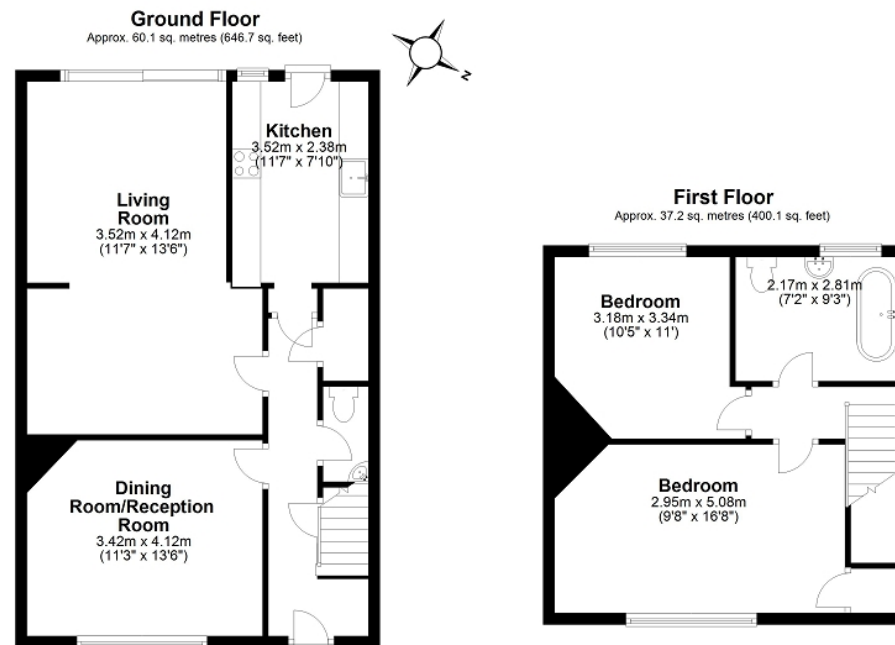
Johnson's are pleased to offer to market - Bramble Cottage, a beautifully maintained two double bedroom period cottage with an extended open plan dining and family room, a second reception room / study / home office or 3rd bedroom, all with period features including wood beamed ceilings, hard wood floors, feature fireplaces and a wood burner in the dining area, a good size galley kitchen with hardwood worktops and a butler sink, a Victorian style family bathroom, 3 piece suite, including a free standing traditional double end roll top bath and a downstairs cloak room with toilet & wash basin. The owners have recently updated the décor to be sympathetic to the original early 1920's style property.
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How energy efficient is the property?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

the layout



Total area: approx. 97.3 sq. metres (1046.8 sq. feet)



the local area



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Mail: johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk
Addr: Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP
Sales: 01372 721722 **Lettings:** 01372 878545

