



Chequers Lane
Walton On The Hill, Tadworth - £400,000

Johnson's
Independent Property Agents

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the property



Chequers Lane Walton On The Hill, Tadworth

£400,000


- Ground Floor Masionette in a converted country house
- Two Double Bedroom
- Large Living & Dinning Room
- Fully Fitted galley Kitchen with range cooker.
- French Doors to Rear Patio and Large Communal Gardens over 1.25 acres
- Separate Larder & Storage space
- Modern Shower Room
- Picturesque village of Walton on the Hill with a selection of village shops, Post office, Pubs & restaurants.
- Opposite Walton Heath

Johnson's are pleased to offer to market this well presented two-double bedroom ground floor maisonette located in a converted country house set in beautiful grounds of approximately 1.25 acres. Located in the historic village of Walton on the Hill opposite Walton Heath and the famous Walton Heath golf course, in a Surrey Area of Outstanding Natural Beauty. The property has been much improved by the current owners and is being sold with the benefit of a new 190-year lease with peppercorn ground rent and potential to purchase a Share of Freehold.

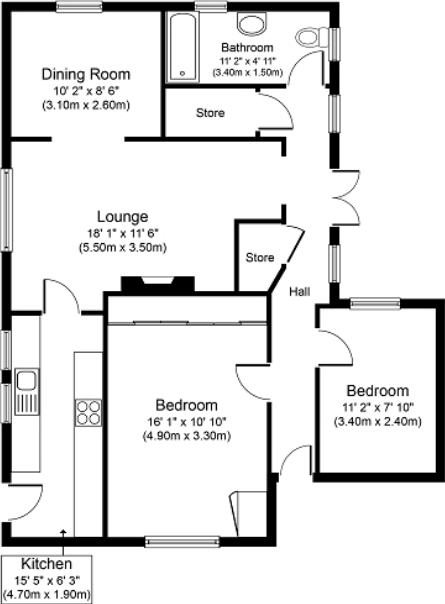
This ground floor apartment includes two main entrances, one sideway communal entrance and a separate front entrance from the car park to the recently refurbished fully fitted kitchen. The apartment includes a spacious open plan living and dining room, a separate larder storage, a modern bathroom with walk in shower, a hallway leading to two double bedrooms and French doors to a private patio area. The sideway access has high fencing, mature trees, shrubs and two storage buildings with electrics.



How energy efficient is the property?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

the layout



Approximate Floor Area
836 sq. ft.
(77.7 sq. m.)

While 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 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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