



Lucas Park Drive, Walton on the Hill, KT20

Asking Price: £900,000

Benham
& Reeves

Lucas Park Drive, Walton on the Hill, KT20

 3 Bedroom (s)  2 Bathroom (s)  Freehold

Photos are for reference only

Spanning an approximate 1,304 square feet. On the ground floor there is spacious entrance hallway with a downstairs WC. The kitchen is well finished and includes built in appliances and has plenty of space for dining. The living room is a great space for hosting and leads out onto the private garden. On the first floor you have three double bedrooms and a family bathroom. The principal bedroom includes a four-piece ensuite shower and bath and walk-in wardrobes. Additional benefits include underfloor heating and a garage.

Lucas Park Drive is a small, gated residential development in Walton on the Hill, known for its exclusivity and private setting. Built around 2014 by Berkeley Homes, it features high-spec detached and semi-detached houses.

Local amenities in Walton on the Hill, including village shops, cafés, and traditional pubs.

Lucas Park Drive benefits from nearby rail links at Tadworth railway station, offering services into London. Road connections are strong, with easy access to the M25 motorway and nearby A-roads for commuting. Local bus routes also connect Walton on the Hill to surrounding towns and amenities.





Property Features:

- Three Bedrooms
- Two Bathrooms
- 1304 Square Feet (Approx)
- Berkeley Development
- Freehold
- Garage
- Underfloor Heating
- Parking
- Tadworth Railway Station - 1.1 Miles

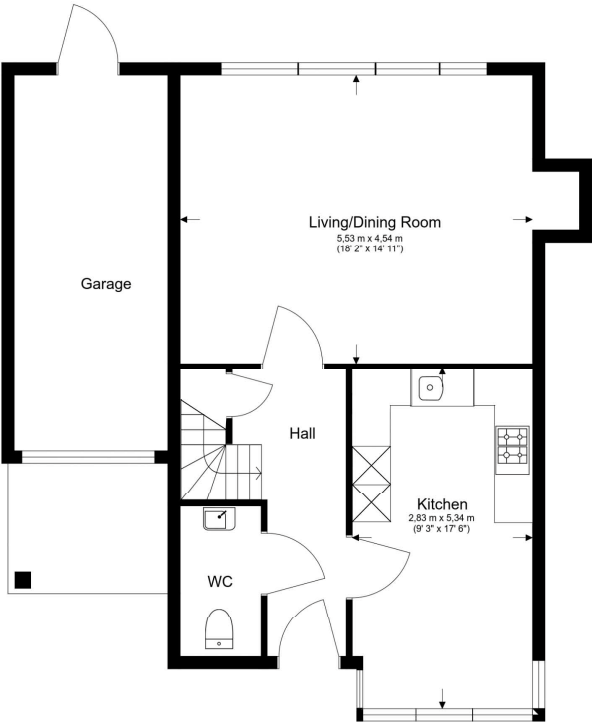


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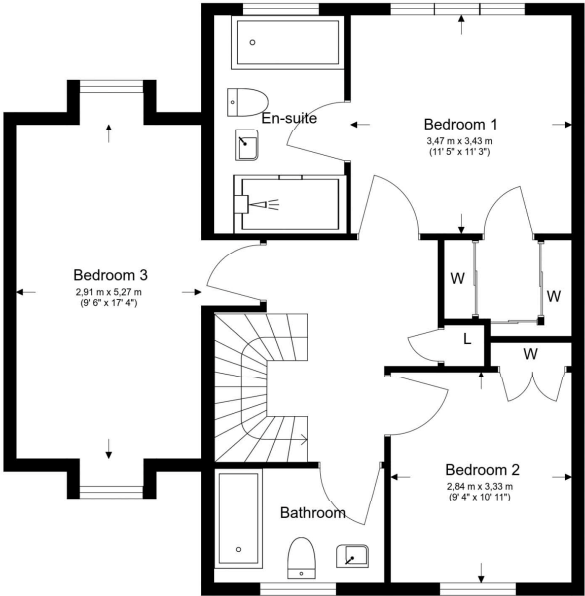


Total Gross Internal Area

121.2 Sq/m - 1,304 Sq/ft



Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £900,000

Tenure: Freehold

Ground Rent: Nil

Service Charge: £1,122.00 (per annum)
to September 2026

Anticipated Rent: £2,800.00 pcm
Approx. 3.7% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW250140

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W: www.benhams.com

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