



Hillside Road, Ashted

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- No ongoing chain
- Detached bungalow in popular road
- Three generous bedrooms
- Two reception rooms
- Spacious fitted kitchen
- Well presented bathroom suite
- Separate cloakroom
- Wide frontage with carriage driveway
- Detached garage and store
- Close to schools, High Street & station



Set within a popular residential road, this detached bungalow is conveniently located for the High Street, Ashted Common and within easy reach of Ashted train station which is only a 15 minute walk away and offers frequent services to Waterloo, Victoria and London Bridge.

The property is offered with no ongoing chain and provides a wonderfully balanced layout that enjoys flexibility in abundance as well as scope to customise to the individual clients requirements and significant potential to extend subject to the usual planning consents.

The property warrants a closer inspection to fully appreciate the generous and flexible accommodation it provides which flows really well and enjoys lots of natural light. When you couple the generous sized rooms along with the convenient setting, this home really does offer the best of both worlds for any downsizer.

Craddocks Parade is within a short walk for all daily essentials and the nearby Ashted Village high street offers a good range of independent shops and high street favourites. Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by.

From a practical sense, the property provides the perfect footprint for flexible living and offers an entrance hall, spacious living room, separate dining room, generous fitted kitchen with integrated appliances, three excellently proportioned bedrooms, well presented bathroom suite and a separate W.C.

There is an impressive, wide frontage with a carriage driveway that provide ample off street parking and access to the detached garage and store as well as a secluded and easily maintained rear garden too. There is significant scope to extend this property subject to the usual planning consents, to the rear, side and of course by creating a first floor layout which many neighbouring bungalows have done previously.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within a few minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green, public house and duck pond making it ideal for walking and cycling enthusiasts alike.

Tenure - Freehold
Council tax band - E



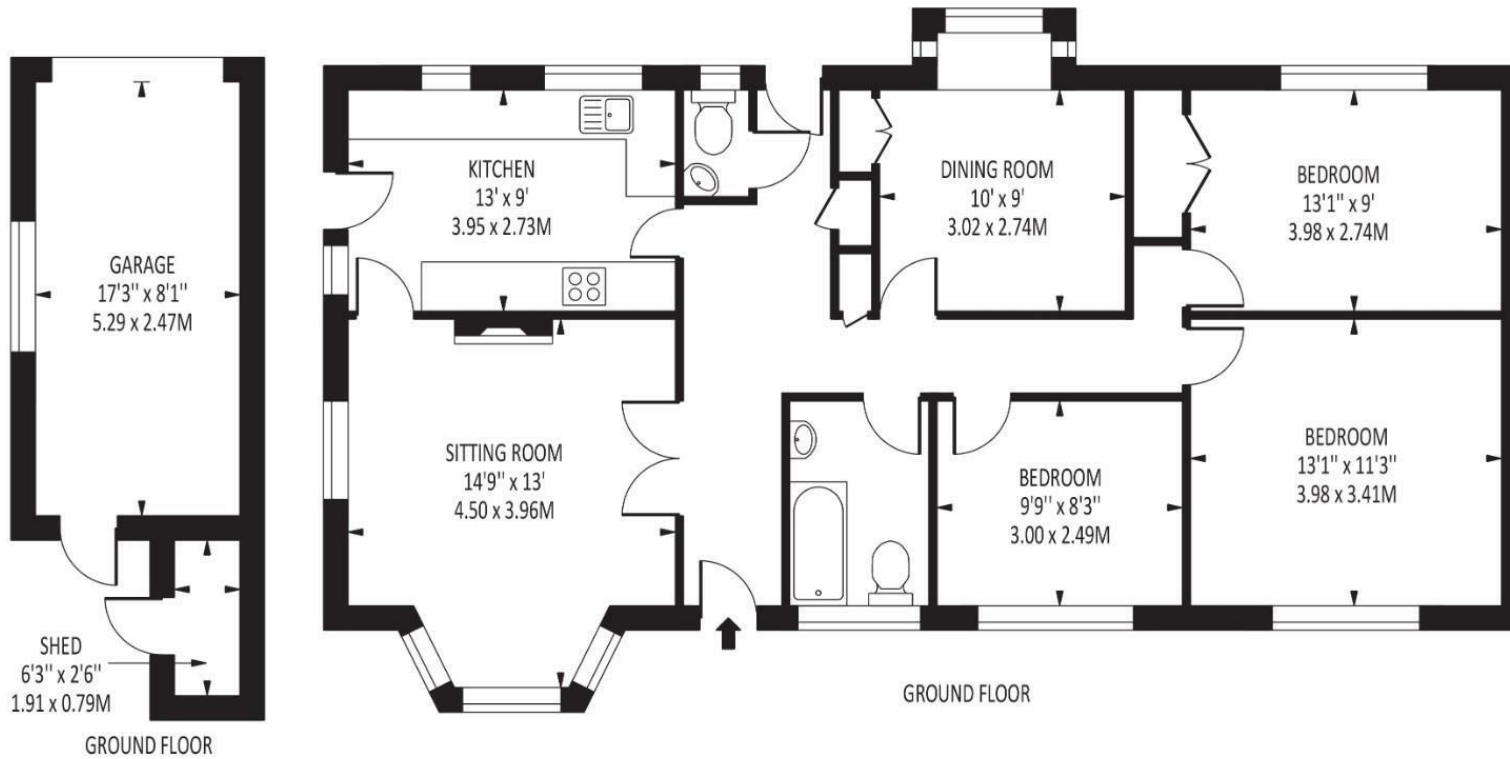


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Total Area: 1144 SQ FT • 106.29 SQ M
 (Including Garage & Shed)
 Garage Area: 141 SQ FT • 13.07 SQ M
 Shed Area: 16 SQ FT • 1.51 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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