



44 The Murreys, Ashted, Surrey, KT21 2LU

Asking Price £550,000



- UPGRADED 2 DOUBLE BEDROOM HOME
- THROUGH LOUNGE/DINING/KITCHEN
- NEAT GARDEN WITH REAR ACCESS
- CLOSE TO A RANGE OF SCHOOLS
- 1 MILE FROM STATION
- TWO BATHROOMS
- GARAGE & ON ROAD PARKING
- CUL-DE-SAC LOCATION
- CLOSE TO VILLAGE AMENITIES
- CLOAKROOM & OUTSIDE UTILITY CUPBOARD

## Description

From the pathway, surrounded by a range of beautiful plants and shrubs is an outside storage cupboard/bin store, housing the fuse board, an outside tap and the double glazed front door.

Once inside a handy cloakroom is found to the front, the kitchen/living/dining room has been opened into one bright reception space and has stairs to the first floor. The spacious living area has a double glazed window and door to the rear with views onto the well-kept garden as well as an area suitable for a dining table with a counter defining kitchen. The kitchen overlooks the front garden and cul-de-sac and comprises of a range of wall units, base units, sink, (built in double oven, gas hob with extractor over, space for a fridge freezer, washing machine and dishwasher) all complemented by a spacious worktop.

From the first floor landing access to the loft can be found, as well as airing cupboard housing the boiler with doors to both double bedrooms and the bathroom. The principal bedroom suite features generous wardrobe space plus a good size en-suite bathroom. Bedroom two is double in size and features built in wardrobes. The modern family bathroom has white suite with over bath shower.

Outside the well maintained garden features a patio, a neat lawn and a rear access gate. The property further benefits from a good sized garage, with up and over door plus rafter storage, as well as an allocated parking space.

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and Ashted's mainline station which provides services to London Waterloo, London Bridge and Victoria.

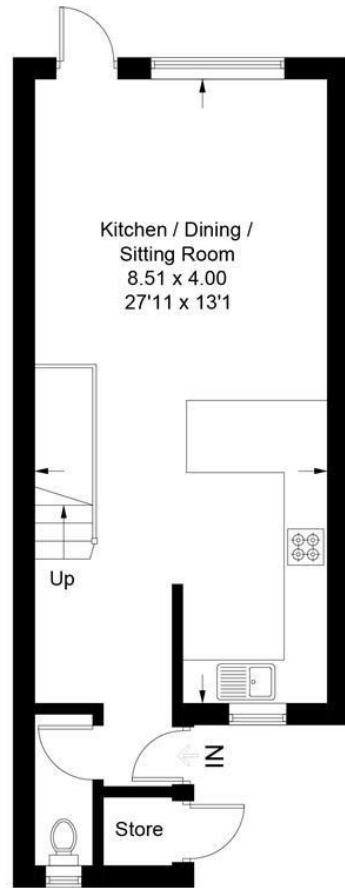
The area abounds a wealth of open Green Belt including Ashted Common Nature Reserve and Ashted Park. Highly regarded local schools both state and private nearby include The Greville, Barnett Wood and Rosebery in Epsom.

A choice of recreational pursuits nearby include Ashted Football Club, Cricket Club and Squash Club. Further afield both Tyrrells Wood and Patchesham golf clubs can be found in Leatherhead respectively.

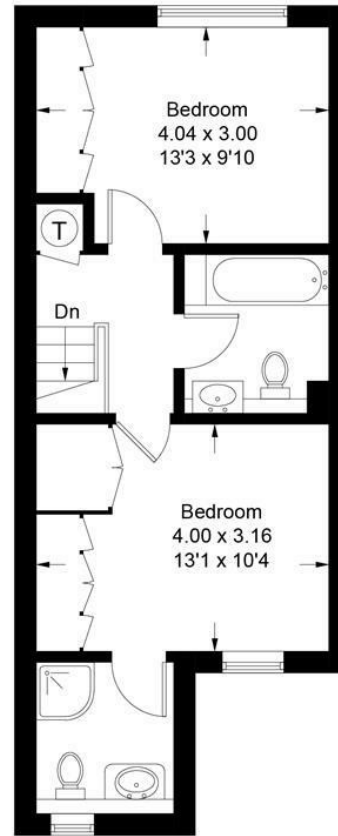
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E



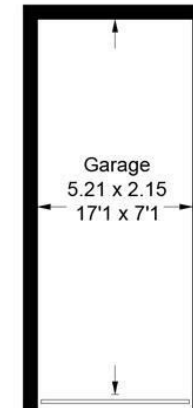
Approximate Gross Internal Area = 76.8 sq m / 827 sq ft  
Garage = 11.2 sq m / 120 sq ft  
Total = 88 sq m / 947 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1050267)

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