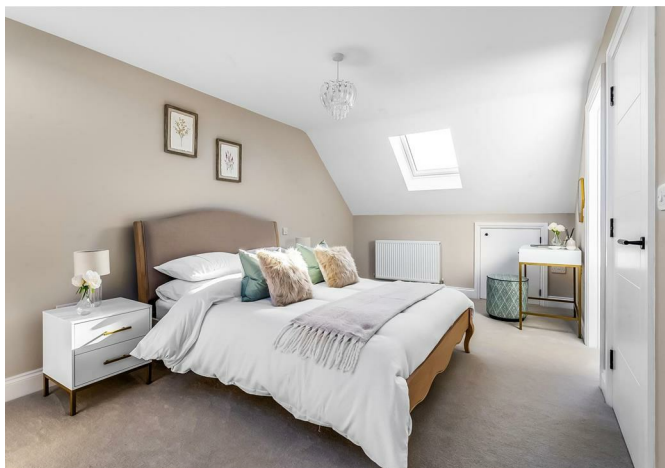
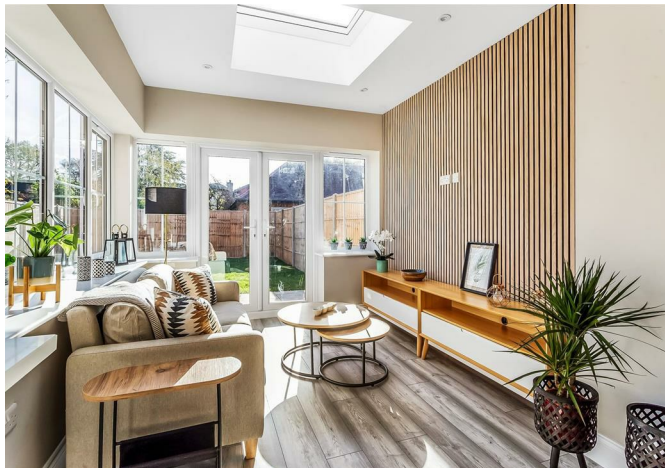




106 D, Barnett Wood Lane, Ashted, Surrey, KT21 2LS

Price Guide £775,000



- THREE/FOUR BEDROOM HOUSE
- QUARTZ WORKTOP & INTEGRATED APPLIANCES
- HIGH SPECIFICATION
- EASY ACCESS TO M25 & A3
- 10 YEAR IWC BUILD WARRANTY
- OPEN PLAN LIVING/DINING AREA
- MASTER BED SUITE
- UTILITY ROOM WITH STORAGE
- TWO PARKING SPACES
- SEPARATE RECEPTION ROOM

Description

The open plan kitchen/dining/sun room, overlooking the rear garden, creates the perfect space for both family life and entertaining whilst the more formal living room to the front of the property is a haven of comfort and relaxation.

The master bedroom can be found on the top floor and is completed with a beautifully appointed shower room ensuite. A further two generous double bedrooms and fourth bedroom/study are served by a family bathroom on the second floor.

The property benefits from private parking for two vehicles with electric charging point located at the front of the property. To the rear, an Indian Sandstone paved patio leads on to the attractive rear garden with useful shed.

Situation

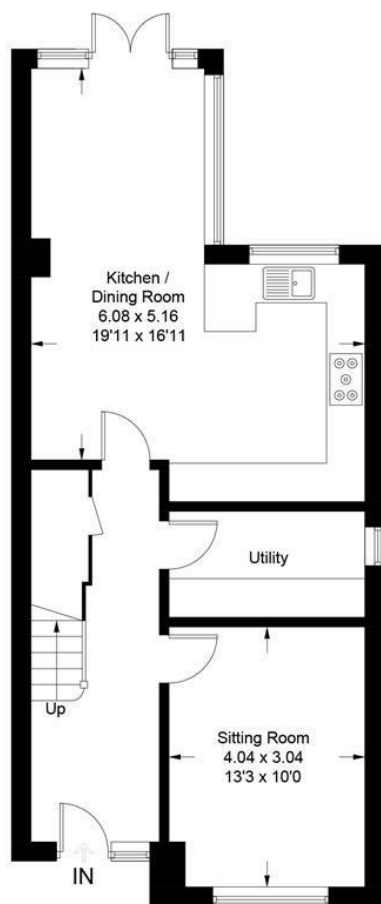
Ashted village has something for everyone and is the perfect place for those looking for the best of city and countryside living. Conveniently located on the northern slopes of the North Downs with its stunning green open space and beautiful walks, and just a short distance from London, residents can enjoy the best of both worlds.

Locally, sports and leisure facilities are well catered for and a wide range of everyday shopping is at hand with individual, independent retailers as well as a Marks & Spencer Store. The area also offers superb local days out, excellent golf clubs and exceptional transportation links. Ashted mainline station provides services to Waterloo, Victoria & London Bridge, whilst Junction 9 of the M25 provides easy access to both Heathrow & Gatwick International airports. For families, schooling is well served in both the state and private sector.

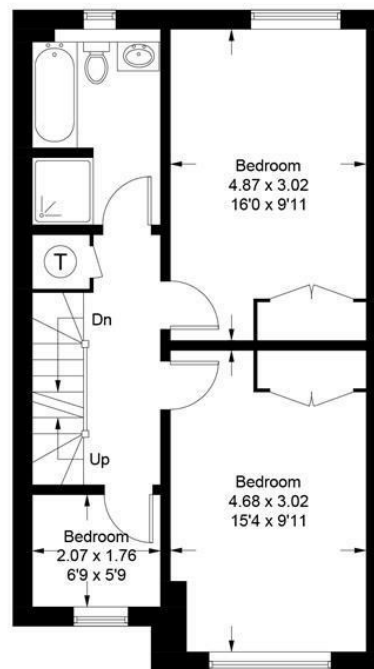
Tenure	Freehold
EPC	B
Council Tax Band	



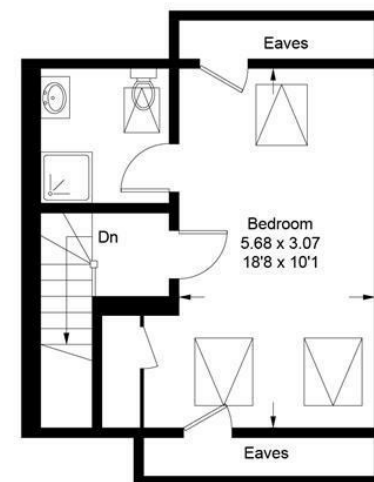
Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

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. (ID1029096)

www.bagshawandhardy.com © 2023

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

