



56 The Murreys, Ashted, KT21 2LU

Price Guide £699,999



- SPACIOUS MEWS STYLE HOME
- CLOAKROOM & STORAGE CUPBOARD
- FAMILY SHOWER ROOM
- KITCHEN WITH BREAKFAST BAR
- LANDSCAPED GARDEN
- OPEN PLAN LIVING/DINING ROOM
- THREE BEDROOMS & ROOMY LOFT SPACE
- CUL-DE-SAC LOCATION
- PRINCIPAL EN-SUITE & WALK IN WARDROBE
- GARAGE & PARKING SPACE

## Description

Situated in a popular and quiet cul-de-sac location, this beautifully presented home offers well-proportioned accommodation throughout.

A pathway leads through a landscaped front garden, past an outside storage cupboard/bin store to the front door. Once inside a generous hallway leads to a cloakroom, storage cupboard and the reception rooms. The bright and spacious living/dining room has ample space for a range of freestanding furniture and has access to the spacious conservatory. The kitchen features a range of wall and base units with; a built in double oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher, with complementary worktops.

The first floor landing leads to two double bedrooms spacious family bathroom and a single bedroom currently used as a study. The principal suite is a particular feature with it's generous walk in wardrobe and good size en-suite bathroom with freestanding shower. The second floor features a roomy and useful loft space, accessed by permanently positioned loft steps, enjoying ample eves storage and is flooded with natural light via Velux windows.

Outside is a stylishly landscaped, well maintained garden featuring; a patio, flower beds, a well kept lawn, a shed and a path to the rear access gate. The property further benefits from a fair sized garage with up and over door, and rafter storage close by with an allocated parking space plus ample on road parking close by.



## Situation

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

Highly regarded local schools both state and private nearby include The Greville, Barnett Wood and Rosebery in Epsom.

The area abounds a wealth of open Green Belt including Ashtead Common Nature Reserve and Ashtead Park.

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

**Tenure**

Freehold

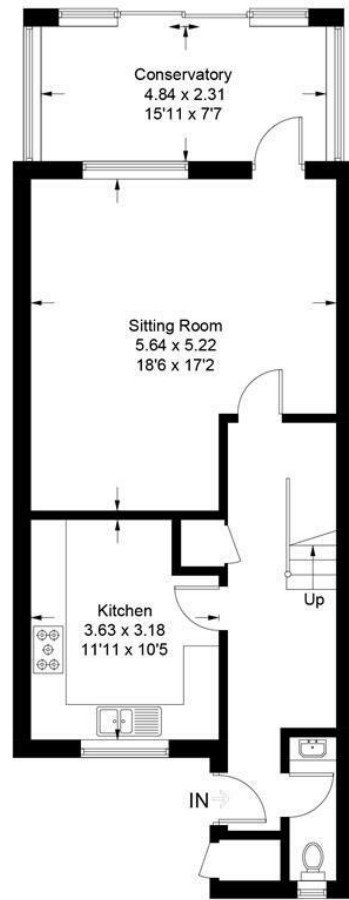
**EPC**

C

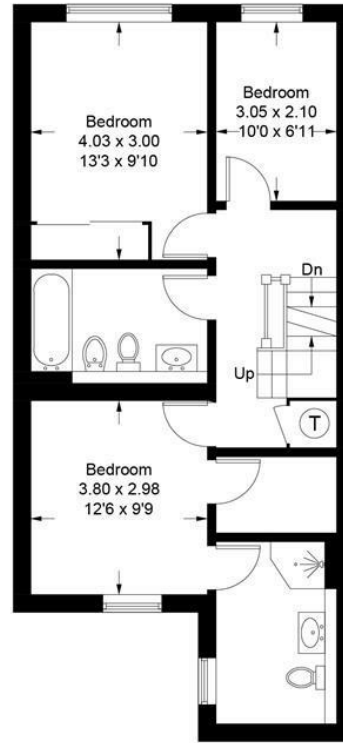
**Council Tax Band**

F

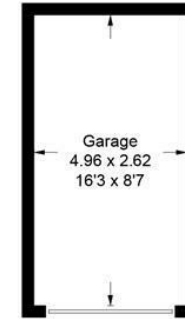
Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft  
 (Excluding External Cupboard )  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 158.6 sq m / 1707 sq ft



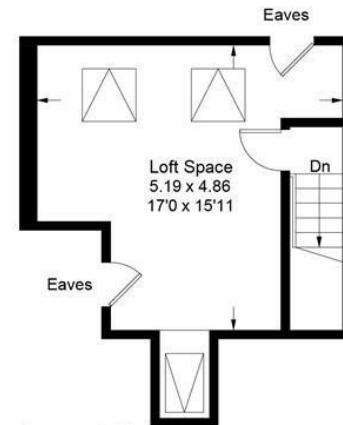
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



**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. (ID1070685)  
 www.bagshawandhardy.com © 2024

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.

