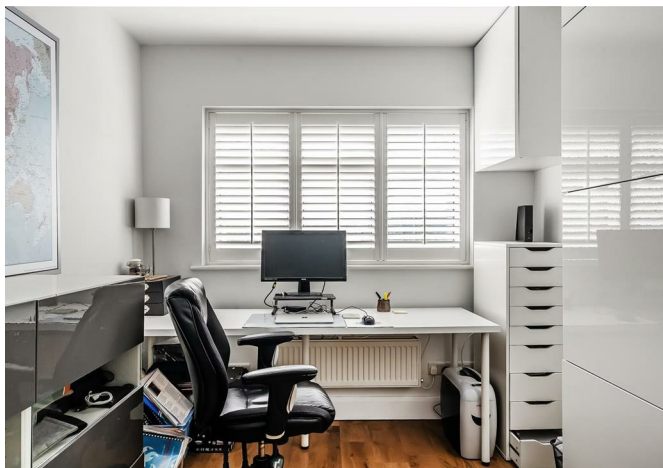




15 Bramley Way, Ashted, Surrey, KT21 1QU

Price Guide £900,000





- EXTENDED FAMILY HOME
- KITCHEN/FAMILY/DINING ROOM
- 4 BEDROOMS
- ESTABLISHED, PRETTY GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL POSITION FOR STATION
- TWO FURTHER RECEPTION ROOMS
- EN-SUITE & FAMILY SHOWER ROOM
- DRIVEWAY PARKING
- CLOSE TO DESIRABLE SCHOOLS

## Description

This extended family home features a luxury kitchen/dining/family room with impressive sliding doors to the patio and inviting garden beyond. Ideal for growing families all within a desirable, convenient location for both schooling and commuting.

A spacious bright hallway greets you beyond the front door with a formal living room overlooking the front aspect and enjoying a feature fireplace and bay window. The kitchen/dining/family room spans the rear of this home and is flooded by natural light via the rear doors and windows which frame the striking garden. The kitchen boasts a range of wall and base units with a sociable central, well utilised island offering ample work surface space. Beyond is a study, which would also work well as a playroom or snug. A toilet completes the ground floor accommodation.

From the first-floor landing four bedrooms; three double and one single in size and two with fitted wardrobes. These rooms are served by an en-suite shower room and a recently refitted family shower room with an airing cupboard.

Outside is an inviting family garden which enjoys mature planting, panel fenced boundaries, a good size patio and side gate to the front. The driveway provides off street parking with scope to extend this for further vehicles if needed.

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and The Street which include a variety of excellent independent retailers including butcher, greengrocer, bakery and a selection of pubs and restaurants.

Ashted's mainline station provides fast and frequent services to London Waterloo and Victoria. The area abounds a wealth of open Green belt including Ashted Common Nature reserve and Ashted Park. Highly regarded local comprehensive and private schools nearby include The Greville School, Barnett Wood Infant and Rosebery in Epsom.

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

Tenure	Freehold
EPC	C
Council Tax Band	F

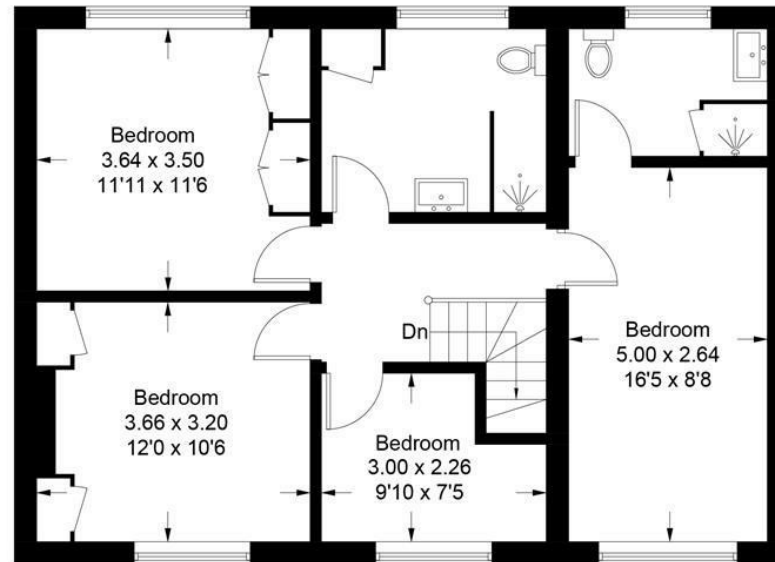




Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft



**Ground Floor**



**First 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. (ID1177378)  
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