



9 Bushey Shaw, Ashted, Surrey, KT21 2HP

Guide Price £850,000



- EPC 'A' RATED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING AREA
- MODERN FITTED KITCHEN
- BATHROOM & SHOWER ROOM
- SOLAR PANELS & SMART HOUSE SYSTEM
- COUNTRYSIDE VIEWS
- CLOSE TO ASHTEAD STATION
- POTENTIAL TO EXTEND STPP
- DOUBLE GARAGE & DRIVEWAY PARKING

Description

This beautifully presented bungalow features electric gates leading to a driveway, double garage and sheltered front door. Inside the welcoming and spacious hallway leads to a cloakroom/shower room. The main living room features doors directly onto the garden and offers plenty of space for both relaxing and entertaining. Leading from the reception space the fitted kitchen features a range of high gloss wall and base units with worktops over and integrated ceramic hob, oven, fridge freezer, dishwasher and washing machine, with space between for a dining table. The property benefits from CCTV, air conditioning to the main reception room and principal bedroom complemented by a smart house system for heating and light control.

From the hallway are three double bedrooms, two of which benefit from dual aspect, providing lots of natural light and views across the common. All are served by a family bathroom featuring bath with overhead shower, wash hand basin and w.c.

Outside the well manicured garden boasts unspoilt views across some of Ashtead's finest countryside and is mostly laid to lawn with a; patio area, ground level pond, further raised pond, greenhouse, an insulated workshop, greenhouse and outside store. Side access leads to an attractive front garden which is enclosed by a neat hedge and gates.



Situation

The property is located in a sought after position near Ashtead Common within an residential cul-de-sac within easy reach of Ashtead's mainline commuter station and acres open green belt countryside.

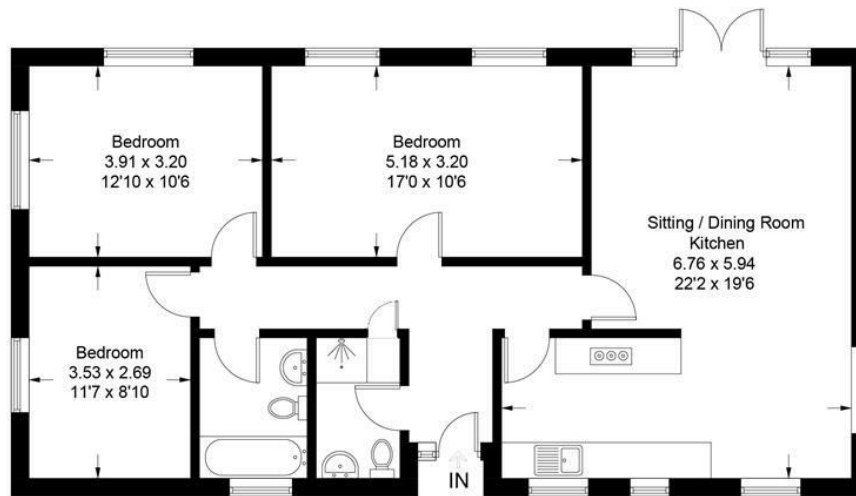
There is an excellent choice of schools in the area for children of all ages both State and Private.

A bus route together with excellent local shopping facilities at Craddocks Parade are within walking distance. Ashtead Village which is about a mile away provides a further range of local shops and choice of bus routes serving major Surrey towns. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow & Gatwick airports together with the national motorway network.

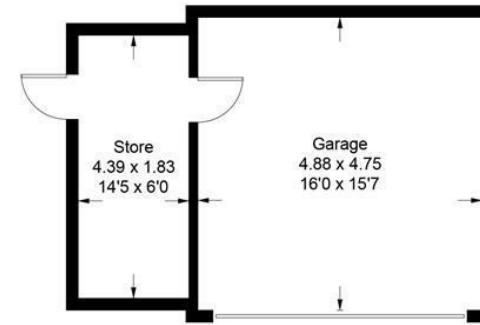
The area abounds in a wealth of unspoilt Green belt countryside including the nearby nature reserve at Ashtead Common and Ashtead Park. Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the newly refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure	Freehold
EPC	A
Council Tax Band	F

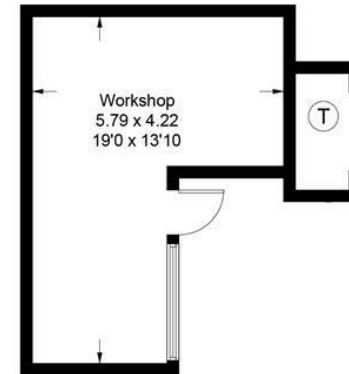
Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft
 Outbuildings = 60.4 sq m / 650 sq ft
 Total = 154.6 sq m / 1664 sq ft



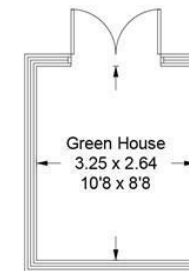
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(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. (ID1183201)

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