



17 Broadhurst, Ashted, Surrey, KT21 1QB

Asking Price £900,000



- DETACHED CHARACTER HOME
- ENVIABLE REAR VIEWS OVER THE COMMON
- BESPOKE FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE

- WALK TO ASHTEAD MAINLINE STATION
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- SUNNY REAR GARDEN
- NO ON GOING CHAIN!

## Description

Located in an enviable position just a short walk from Ashted mainline station and with glorious views to the rear over Ashted Common, this much loved attractive detached 'Berg' style family home offers well proportioned accommodation throughout and scope for future expansion S.T.P.P

A storm porch leads to a welcoming reception hall with feature panelled walls and under stairs storage cupboard. A bright front reception room benefits from a square bay with large windows and wooden floors. To the rear of the property a second bright reception room enjoys French doors to the garden. A bespoke kitchen provides a wealth of storage cupboards, a built in oven and gas hob with complementary work surfaces over and leads to the garden.

Three good size bedrooms upstairs arranged off a central landing are complimented by a family bathroom with white suite. The two rear bedrooms also enjoy far reaching views over Ashted Common.

Outside, the property has a delightful south westerly aspect rear garden laid to lawn with selection of neat flower and vegetable beds, mature shrubs, favourable sunny patio, a potting shed and greenhouse and conveniently benefits from potential to enjoy a rear gate to the common. N.B a small annual charge would then be payable to City of London for this type of access. There is side access to the front. The pretty planted front garden gives way to driveway parking and access to a single garage.



## Situation

Broadhurst is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (41 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsensend Preparatory School and St. Andrews Secondary School.

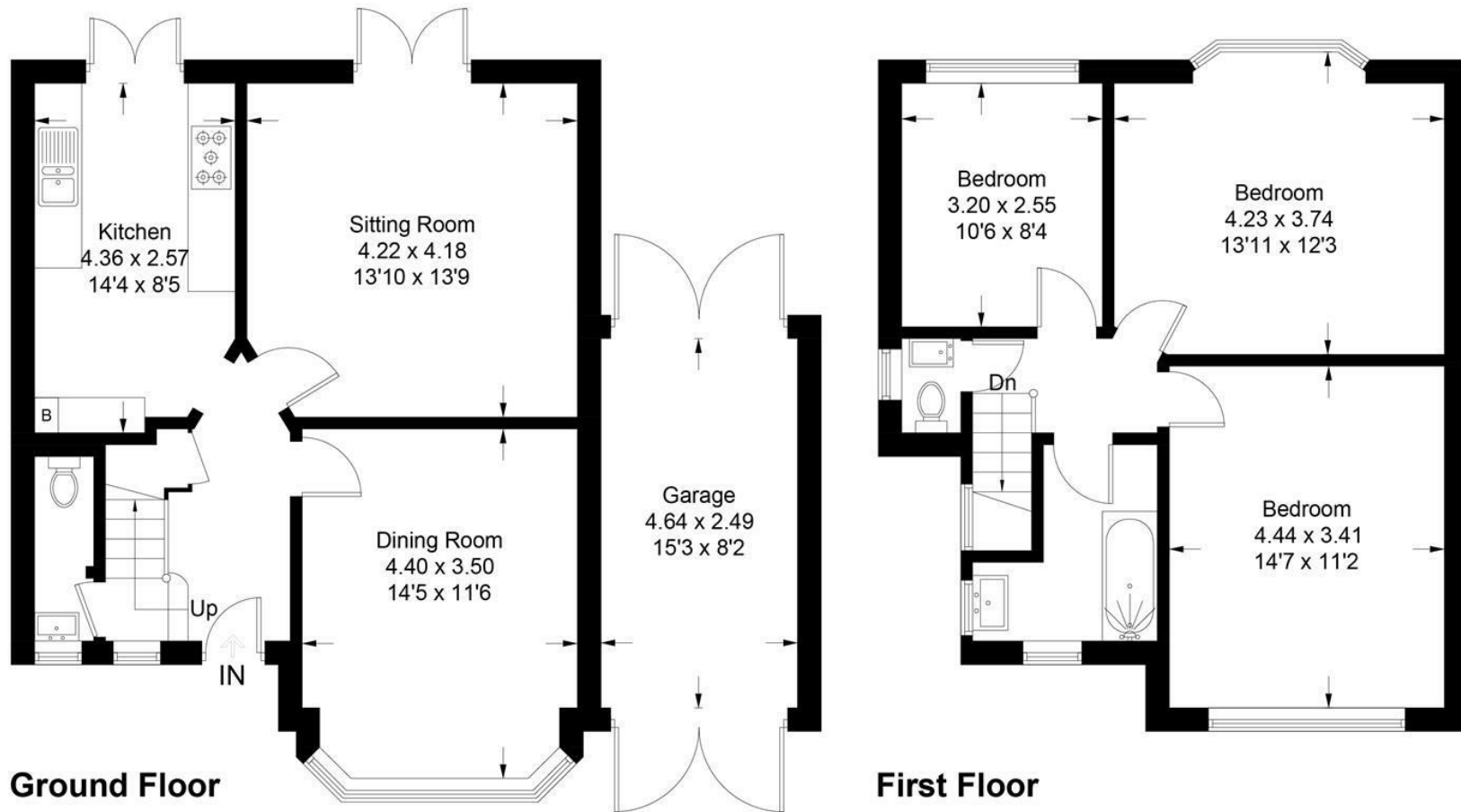
A number of independent retailers at Craddocks Parade and The Street offer a quite excellent variety of shops, including one of the newer additions, an M & S food hall, with more comprehensive shopping facilities at Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking.

A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft  
Garage = 12.4 sq m / 133 sq ft  
Total = 117.8 sq m / 1267 sq ft



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. (ID1014346)

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