

# Mark Anthony

Estate Agents

52 Agates Lane, Ashted, KT21 2ND  
£575,000

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## 52 Agates Lane, Ashted, KT21 2ND

**£575,000**

Mark Anthony Estate Agents are delighted to be instructed to market this Charming Victorian three bedroom semi detached cottage, located on the highly desirable Agates Lane in Ashted, Surrey.

On entering the accommodation you get the feeling of space and character with its spacious living room and open fireplace ideal for those cosy nights in. There is a large rear aspect fitted kitchen/dining room with multiple integrated appliance, ample space for a dining table and patio doors leading onto a well loved rear garden.

On the first floor there are two good sized double bedrooms one of which has built in wardrobes and storage, a single bedroom that is currently being used a hobby room and a large family bathroom with a white suite.

To the front of the property there is off road parking, side access to a South Westerly aspect rear garden that is the pride and joy of the current owner, landscaped with a paved patio, pergola, shaped borders and lawn. There is summerhouse combined garden shed with power.

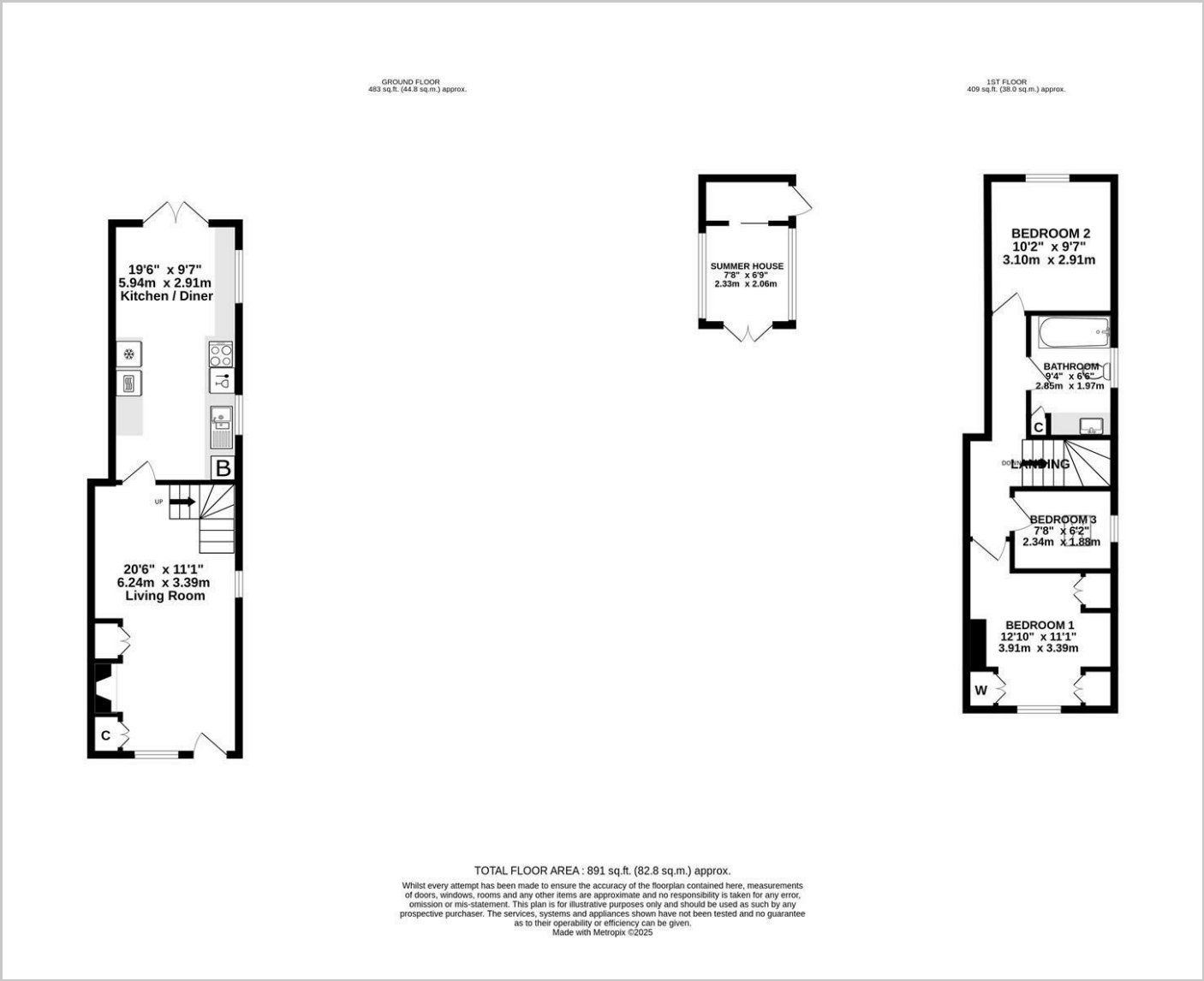
The property location is ideal for some of the area's most sought after schools, beautiful parks, commons and woodlands. A short drive to the Ashted Mainline station to London Waterloo and junction 9 of the M25. Ashted village has a great selection of shops, and restaurants.

Viewing is recommended to appreciate this lovely home

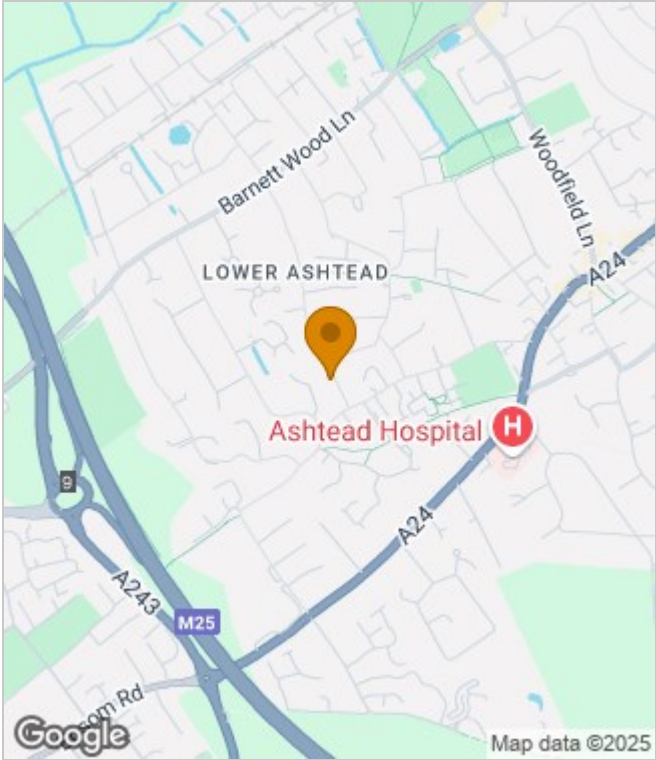
- Charming Victorian Cottage
- Located on the highly desirable Agates Lane, Ashted
- Spacious living room with open fire place.
- Large rear aspect kitchen diner
- Three bedrooms
- First floor bathroom
- Off road parking
- Well loved South Westerly aspect garden
- Viewing highly recommended
- EPC Rating D



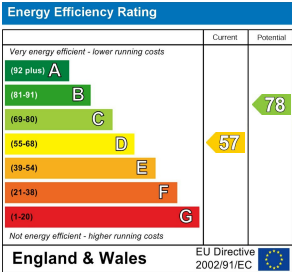
Floor Plans



Area Map



Energy Performance Graph



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