



Meadow Road, Ashted KT21 1QR

LOCATION, LOCATION, LOCATION...Cairds Estate Agents are pleased to present t to the sales market, this CHARACTERFUL, EXTENDED FOUR BEDROOM DETACHED family home, CONVENIENTLY LOCATED on the corner of Meadow Road and Woodfield Lane in Ashted, Surrey.

On the ground floor there is a lounge with parquet floors, dual aspect natural daylight and feature fire place, a stunning kitchen with integrated appliances, breakfast bar and dining space, a family room with double glazed doors to garden, utility cupboard, shower room and large double bedroom with ceiling skylight.

On the first floor there are three double bedrooms served by a modern white tiled family bathroom and there is access to loft.

Externally to the rear there is a dual aspect garden, mainly laid to lawn, with patio and shed. To the front there is off street parking via shingle driveway.

Key Features

- 4 BED DETACHED FAMILY HOME
- 'CORNER' PLOT
- DUAL ASPECT GARDEN
- TERRIFIC SCHOOLS NEARBY
- ENVIABLY CONVENIENT LOCATION
- STUNNING KITCHEN DINER
- CLOSE TO AMENITIES AND TRAIN STATION
- E.P.C RATING D.

Local Area

Meadow Road is situated in a top location, with everything you require on your doorstep. Close by is Ashted mainline train station, Craddock's shop Parade, Ashted Village, doctors surgery, library and Ashted Recreation ground.

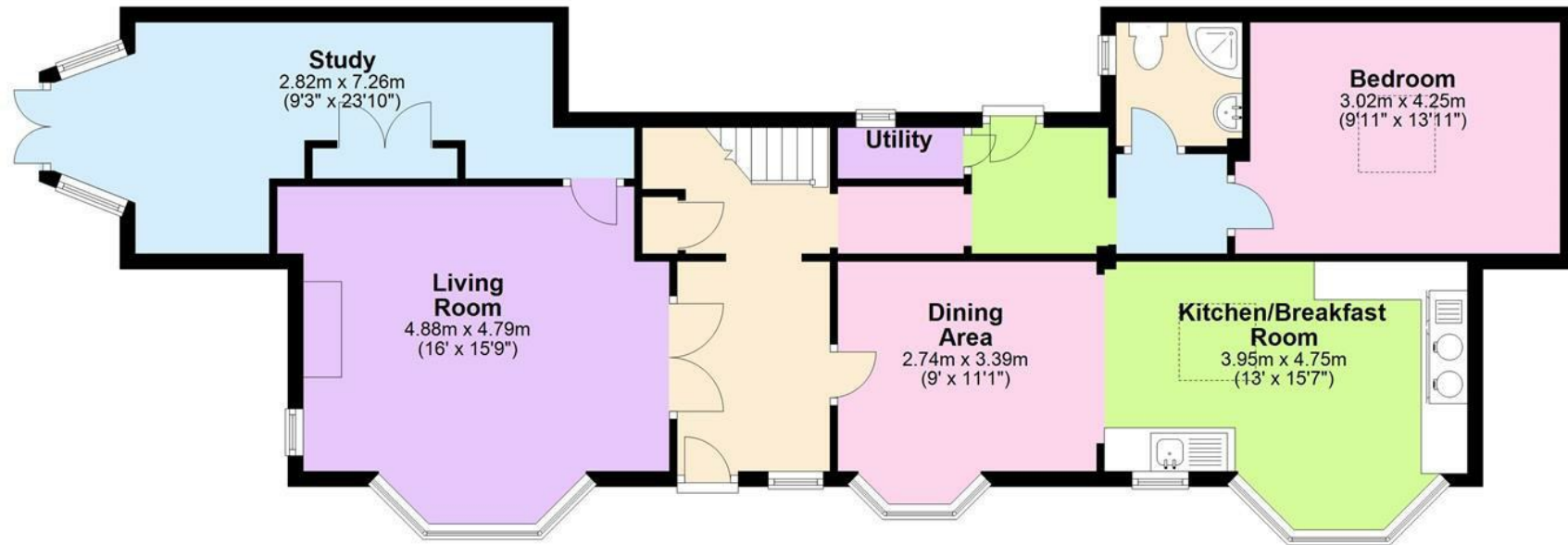
There are a variety of high performing schools including City of London Freeman's, Greville Park Primary, Barnet Wood Lane infant, St John's, St Giles, Rosebery School for Girls. and Downsends to choose from. Ashted train station provides regular links to London Bridge, Waterloo & Victoria via Ashted mainline railway station and access to Gatwick & Heathrow via the M25 Orbital via junction 9. This home is an exclusive sale with Cairds. Please call the office to arrange an appointment on 01372 888 888.





Ground Floor

Approx. 92.3 sq. metres (993.2 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 138.9 sq. metres (1494.8 sq. feet)



Meadow Road, Ashted KT21 1QR



Tenure
Local Authority
Council Tax

FREEHOLD
MOLE VALLEY
BAND G

Epsom Sales & New Homes
Phone: 01372 743033
Email: homes@cairds.co.uk

Epsom Lettings & Management
Phone: 01372 731966
Email: lettings@cairds.co.uk

Ashted Sales & Lettings
Phone: 01372 888888
Email: ashted@cairds.co.uk

London office
Phone: 020 7409 4677
Email: homes@cairds.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cairds Ltd