



Mark Coysh

GUIDING YOU HOME



57 Oakhill Road, Ashted, KT21 2JH

Guide price £700,000



A recently refurbished detached family home located on a very pleasant residential road in the heart of the charming village of Ashtead.

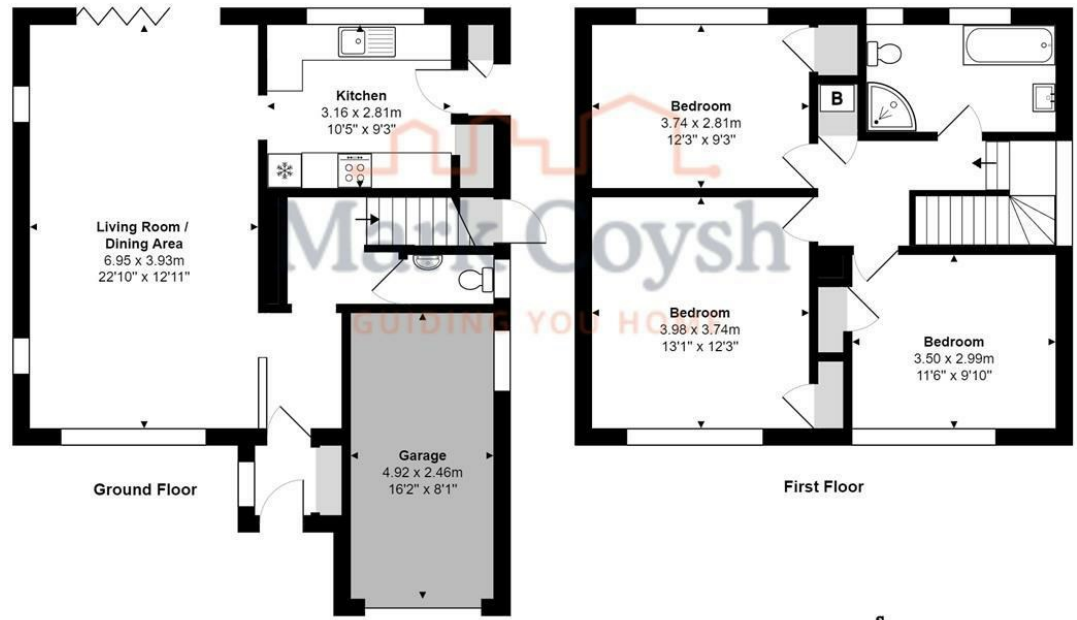
An immaculately presented layout consists of three double bedrooms, all with fitted storage, a luxury fitted bath/shower room, triple aspect through lounge/diner with bi-folding doors to the garden, a modern fitted kitchen with larder and side access and a downstairs toilet. There is also huge potential to extend the property to the rear (stpp), without impacting on the garden, as it is such a great size.

The approximately south facing garden is mainly laid to lawn, with a eye catching Indian Sandstone laid patio, a selection of trees which provide great shade in the Summer months, mature planted borders and handy wide side access to the front of the property, where there is a long driveway, further lawn with a beautifully established Magnolia tree and access to the integral garage.

Oakhill Road is nicely positioned in the village, enjoying a selection of most sought after state and public schools, a wide selection of shops found on Barnett Wood Lane, Craddocks Parade and The Street, a manageable distance from the mainline station and access to some areas of extreme natural beauty. Junction 9 of the M25 is only a few minutes drive away, giving fluid access to Gatwick and Heathrow Airports, as well as London and the countryside.







Oakhill Road, Ashted
 Total Area: 119.8 m² ... 1290 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

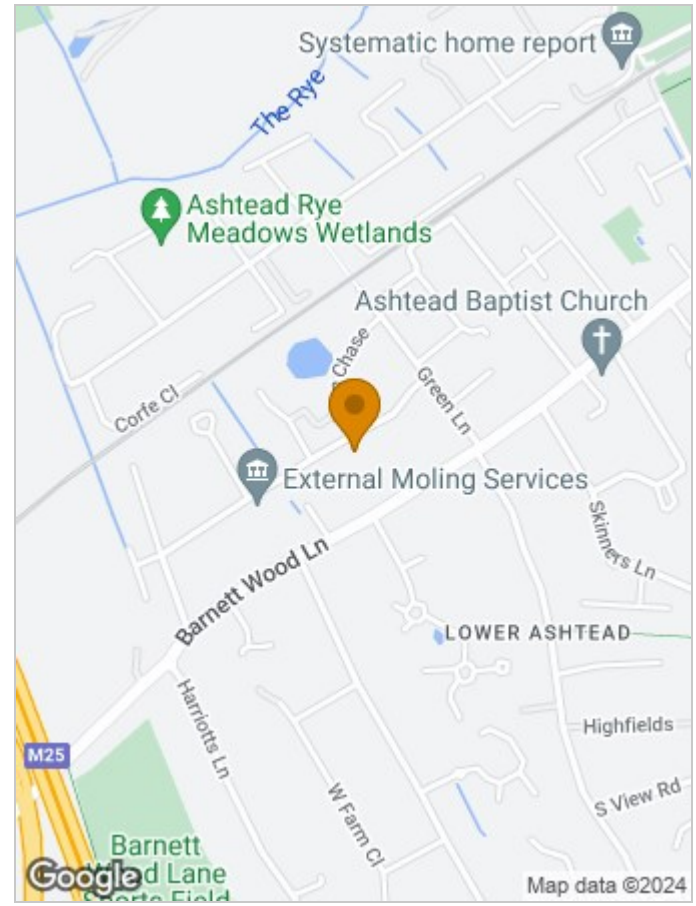
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	83
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	

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