



**9 Summerfield, Ashted, KT21 2LF**  
**Guide price £980,000**

 4  2  3  D

Offered with No Onward Chain.

A thoughtfully extended detached family home with a considered contemporary upgrade throughout, located in a well established and beautifully maintained development in the heart of Ashted Village.

The current layout includes a welcoming hallway with fitted cupboard and separate toilet, a cosy living room with bay window and fireplace, a must have fitted home office with two work stations, a good size family room with direct access to the landscaped garden, a super kitchen/dining room with natural stone flooring, plenty of storage cupboards and work space and a cleverly designed pitched ceiling which allows abundant light to flow into the space. This fantastic space is concluded with a separate utility room.

To the first floor there are four really well proportioned bedrooms, three of which have fitted wardrobes and the last has a deep storage cupboard. Bedrooms two to four are serviced by a luxury fitted bathroom, whilst the principle bedroom has a en suite shower room. There is also access to a large loft space, offering vast additional storage.

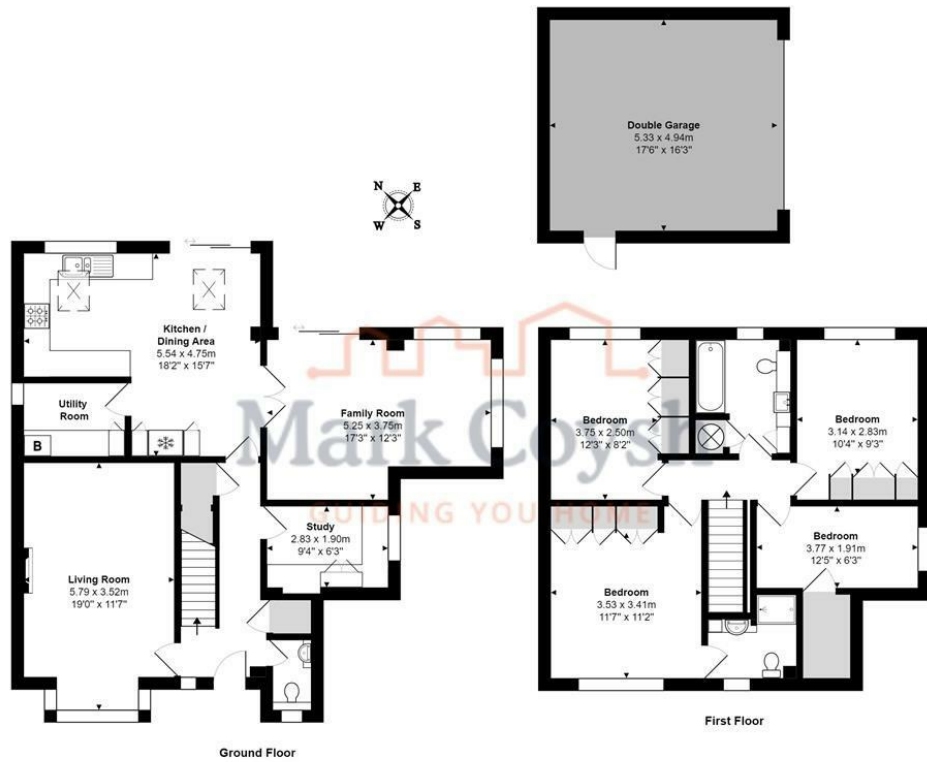
The rear garden is nicely matured including an area laid to lawn, patio, planted borders, side access to the front garden and driveway and rear access to the detached garage with power, light and lots more potential storage options.

Summerfield enjoys close proximity to all the sought after local schools, both state and public, the mainline station with good connections in and out of London, the





abundant local amenities found in and around the village, junction 9 of the M25 and several beautiful natural parks, commons and woodlands.



Summerfield, Ashtead  
 Total Area: 149.1 m<sup>2</sup> ... 1605 ft<sup>2</sup> (excluding double garage)  
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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. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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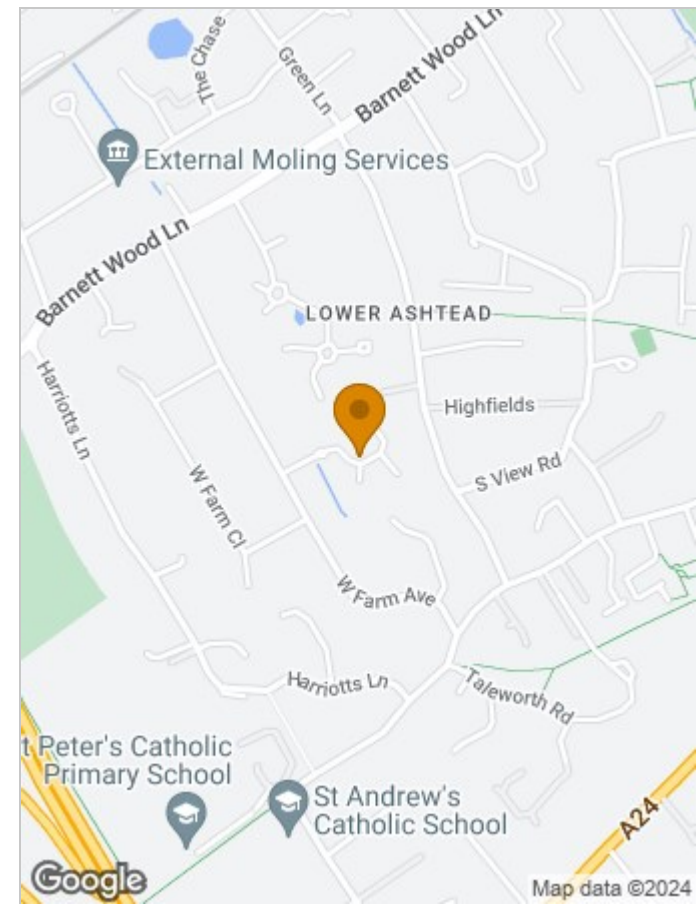
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## Viewing

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	