



37 Oakhill Road, Ashted, KT21 2JG
Guide price £750,000

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A thoughtfully extended and beautifully presented semi-detached family home, located in a quiet backwater location in the sought after village of Ashted, Surrey. The residence is perfectly positioned to take advantage of some most excellent schooling, fluid transport links in and out of London and access to abundant green spaces, woodlands, parks and commons.

The current ground floor layout consists of a good size entrance hallway with understairs storage cupboard, a well proportioned living room which can be accessed via a door from the hallway, alternatively there are bi-folding doors from the modern fitted kitchen/dining room, where there is ample preparation work tops, a breakfast bar and plenty of eye and base level storage units. The garage has been cleverly sectioned in half to provide a downstairs WC and utility room, whilst the remainder has been left for vital storage.

Upstairs there are four very generously sized bedrooms, with a fitted en suite shower room to the principle bedroom and the remainder of the bedrooms are served by a modern fitted bathroom. There is also access to a large loft space, perfect for additional storage.

To the rear there is a low maintenance landscaped garden with a paved pathway and terrace, an all weather lawn, side access to the front of the property and a superb outbuilding equipped with, heating, double glazed window and bi-folding doors and is set up for TV, entertainment or could function as a home office space. The outbuilding has also been sub-divided to provide further external storage.





To the front there is a brick block driveway with off street parking for multiple vehicles.

Local shops can be found on Barnett Wood Lane, Craddocks Parade and in the village street itself. These include three quality butchers, green grocers, florists, three pharmacies, a Tesco Local, Morrisons Local and an M&S Foodhall. On top of this, there are three friendly pubs, coffee houses, restaurants, doctors, dentists and a library.





Oakhill Road, Ashted
 Total Area: 136.0 m² ... 1464 ft² (excluding outhouse)
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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, miss-statement or use of data shown.

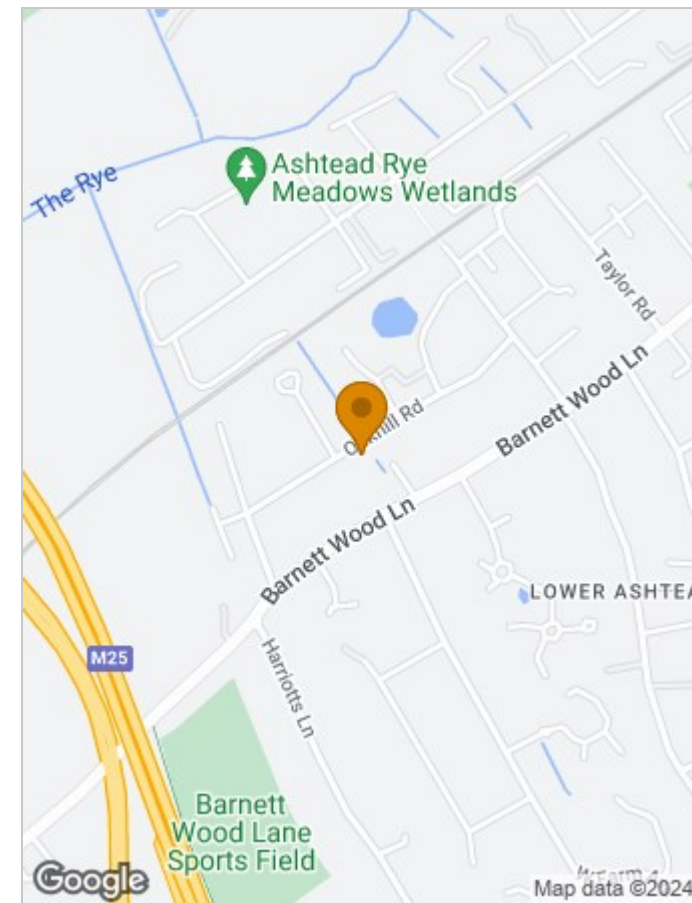
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Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

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