



**38 The Street, Ashted, KT21 2AH**  
**Guide price £575,000**

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A charming and truly one off period cottage, located moments from The Street in the most sought after village of Ashtead, Surrey.

Requiring some elements of updating, the current ground floor layout consists of a porch, a good size living room with lovely arial bay window, double doors to a generous formal dining room, a long galley kitchen with extra utility area, a downstairs toilet and a sitting room with views onto the garden.

The first floor landing gives way to two well proportioned bedrooms, both serviced by a light bright bath and shower room.

Stairs to the second floor reveals the third bedroom/study, with eaves storage, a small loft space and pleasant views over the local rooftops and beyond.

The low maintenance rear garden is laid to lawn with two flexible outbuildings, which could be utilised as home offices, hobby rooms or simply for extra storage. There are patio areas to both ends of the garden and high walls to left and rear, giving a real sense of privacy in this high street location. To the front there is enviable off street parking for approximately two cars.

Amenities near by include several food shops including an M&S Food Hall, multiple coffee houses, restaurants, a couple of pubs, a book shop, butchers, barbers, post office, dentists, greengrocers and many more local independent traders. On the way to the mainline station you will come across two doctors surgeries, the library, Ashtead Cricket and Bowls club, the

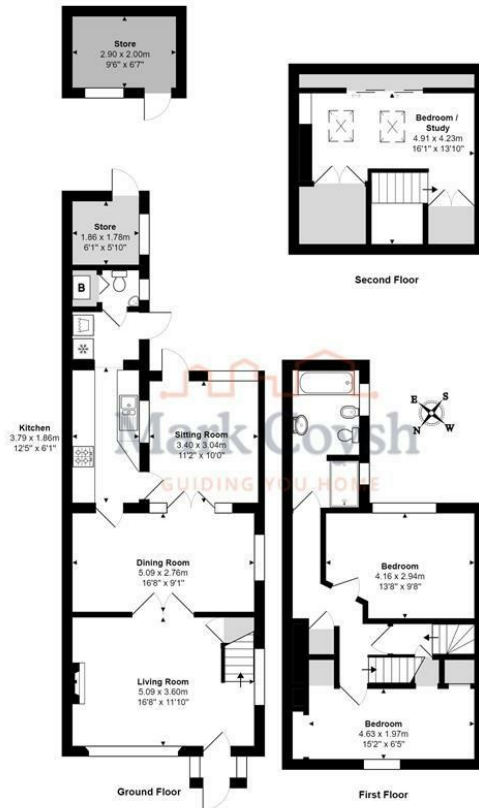






recreational ground, Ashted Common, as well as further shops on Craddocks Parade. Schools are very well regarded in the area and there is a good selection of both state and independent schools. Junction 9 of the M25 is a short drive away, giving easy access to Gatwick and Heathrow Airports, as well as down towards the coast and deeper into the countryside.





The Street, Ashtead  
 Total Area: 125.1 m<sup>2</sup> ... 1347 ft<sup>2</sup> (excluding store)  
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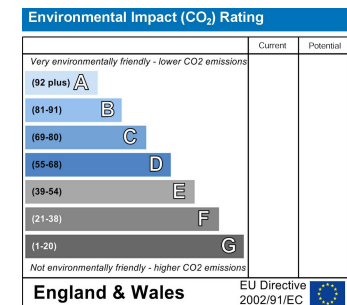
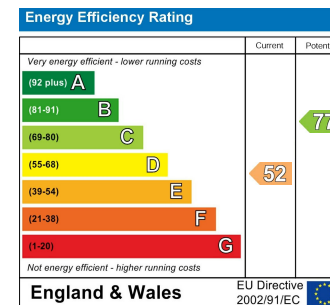
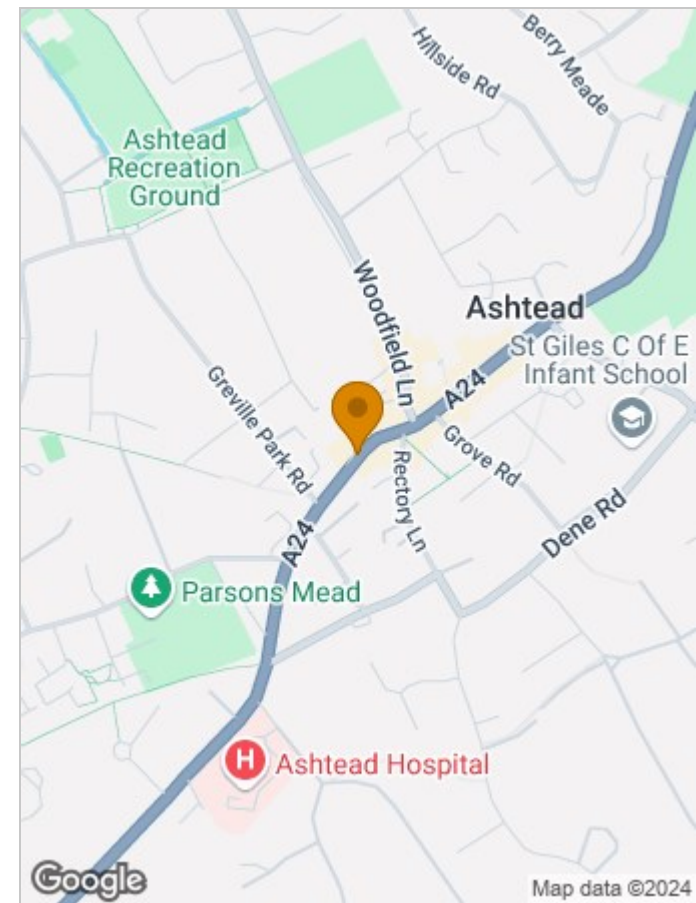
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Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)