



26 The Murreys, Ashted, KT21 2LU
Guide price £700,000

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Situated in very quiet cul-de-sac surrounded by greenery, this spacious Mews style home offers well-proportioned accommodation set over 3 floors.

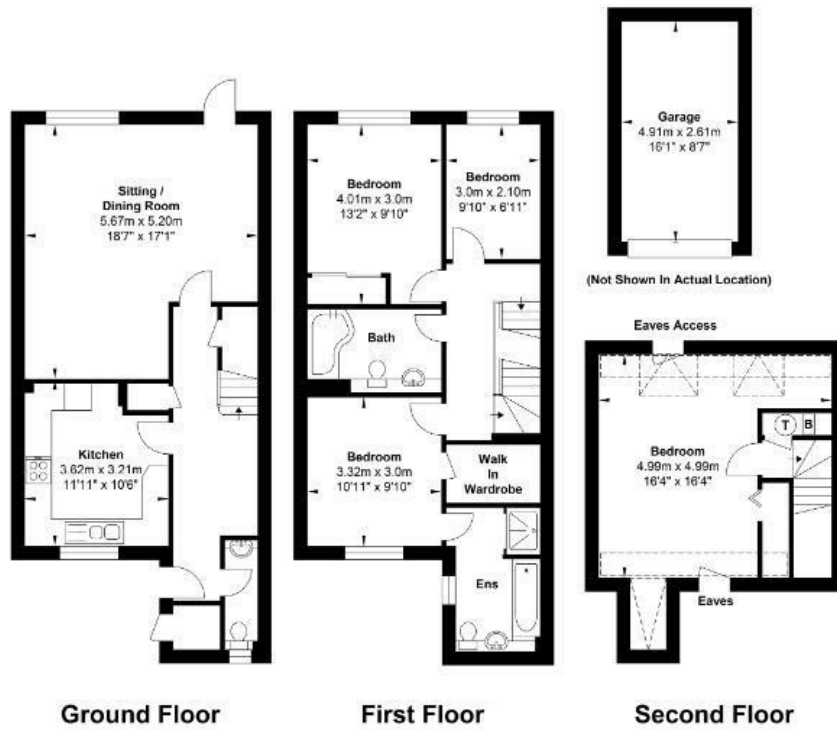
On the ground floor is a generous entrance hall with cloakroom off; fitted kitchen/breakfast room and open plan living/dining Room. On the first floor is the principle bedroom with walk-in wardrobe and large en-suite bathroom; another double bedroom and a single bedroom/study plus the family bathroom. The top floor offers a huge additional bedroom with extensive storage and a study area off.

Outside is an attractive front garden with storeroom and the secluded rear garden with patio and rear gate access. There is also a garage and off street parking for several cars.

Located in a popular no through road with easy access to local facilities including village shops, highly regarded schools, bus service and Ashted main line train station (London approx 40/45 mins).







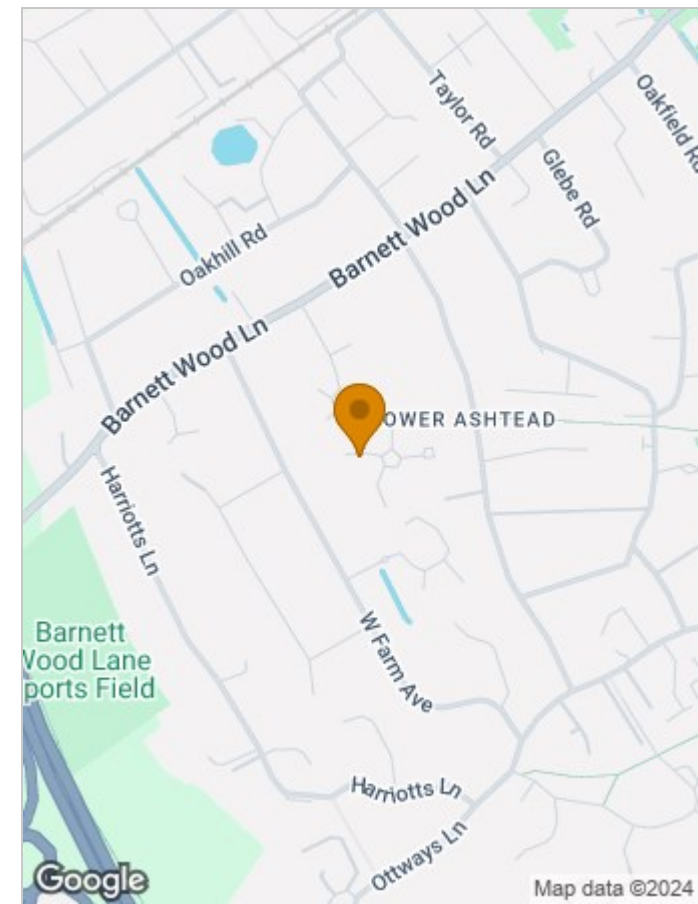
Gross Internal Floor Area : 146.59 m2 ... 1577.88 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	