



**Kishla Stonny Croft, Ashted, KT21 1SQ**  
**Guide price £750,000**

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Kishla is a thoughtfully extended family home, set on a bold corner plot in a popular residential road in Ashted Village, on the same road as the sought after Greville Primary School and a reasonable distance from the Mainline Station, the Village shops, Ashted Park, Newton Wood and Ashted and Epsom Commons.

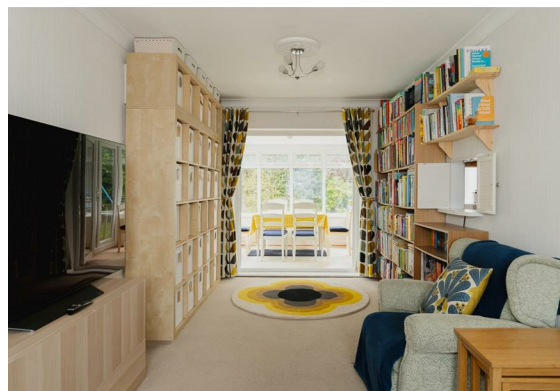
The practical ground floor layout consists of a handy enclosed porch, welcoming entrance hallway with cleverly fitted storage, a long through lounge/dining room, a flexible garden room, modern fitted kitchen and a breakfast room with side access to front, rear and also into the integral garage.

The first floor delivers four good size bedrooms, a modern fitted bathroom and access to a large boarded loft space with power, light and plentiful storage.

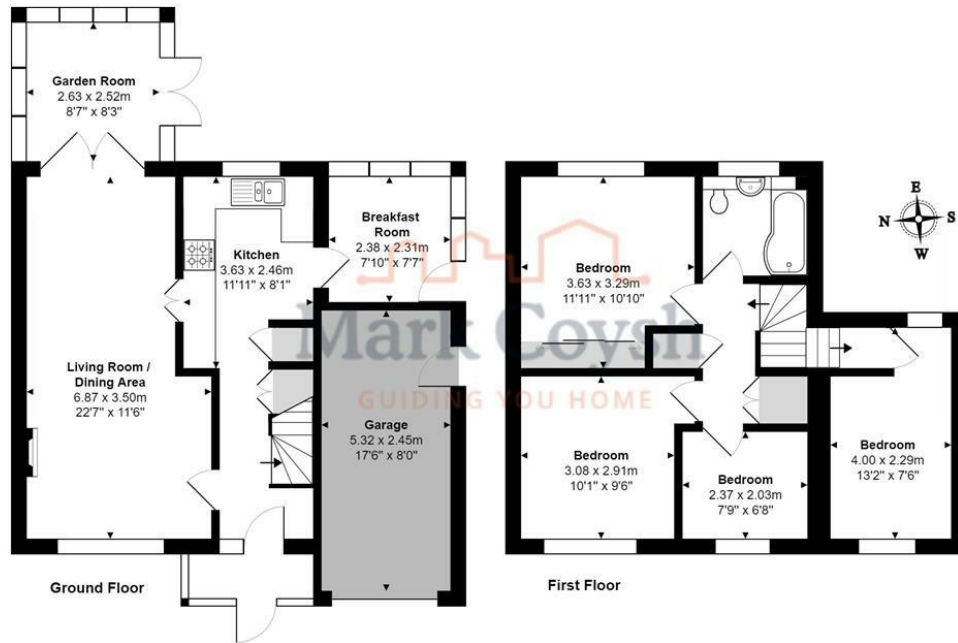
The enclosed rear garden wraps around the home, is nicely established, giving an element of seclusion, laid to lawn with space for a summer house and shed.

The front and side of the plot has currently been designated for the parking of multiple vehicles and has been widened for ease of access. There is also huge potential to extend to the side, subject to all the usual permissions.

This family home also enjoys close proximity to a number of further state and public schools, great road links including Junction 9 of the M25, the A24, A217 and A3, two doctors, multiple dentists, three butchers, greengrocers, independent coffee shops, restaurants, pubs, an M&S Food Hall and so much more.







Stonny Croft, Ashtead  
 Total Area: 116.2 m<sup>2</sup> ... 1250 ft<sup>2</sup>  
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## Viewing

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