



35 Stonny Croft, Ashted, KT21 1SQ
Guide price £685,000

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A deceptively spacious semi-detached family home located in a very sought after part of the charming village of Ashted, Surrey, close to several of the areas well regarded schools and within comfortable reach of the mainline station, shops, social/sporting facilities and green spaces.

Substantially extended to the side and rear, the ground floor accommodation delivers an enclosed front porch, light bright entrance hallway with fitted storage cupboard and access to a downstairs WC, a great size kitchen/breakfast room with abundant storage cupboards, preparation surfaces and an island, adjacent utility/games room and a generous through lounge/dining room with wood burning stove.

Upstairs there are four well proportioned bedrooms, with an en suite to the principle bedroom and a modern family bathroom. There is also access to a large boarded loft space.

The rear garden is a real joy, comprising of a sandstone paved patio, covered outdoor BBQ area, great length lawn with beautifully established borders, fruit trees, a planted garden kitchen section and a substantial cabin, currently functioning as a home office.

To the front there is off street parking for two medium to large cars and the property comes equipped with solar panels.

Stonny Croft also enjoys close proximity to Junction 9 of the M25 and several other A roads including the A24, A217 and A3, linking to both the nearby towns, London and towards the coast, not to





mention easy access to Gatwick and Heathrow Airports. There are plenty of local shops to cater for your immediate needs, however, a wider selection can be found in Epsom, Leatherhead, Kingston and Guildford. Ashted Park is just across the road, which is great for dog walking and morning and evening strolls. Ashted Common is also close and Box Hill, Epsom Downs and Headley Heath are all a simple car or bike ride away.



Ground Floor

First Floor

Stonny Croft, Ashtead

Total Area: 139.7 m² ... 1504 ft² (excluding cabin)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, 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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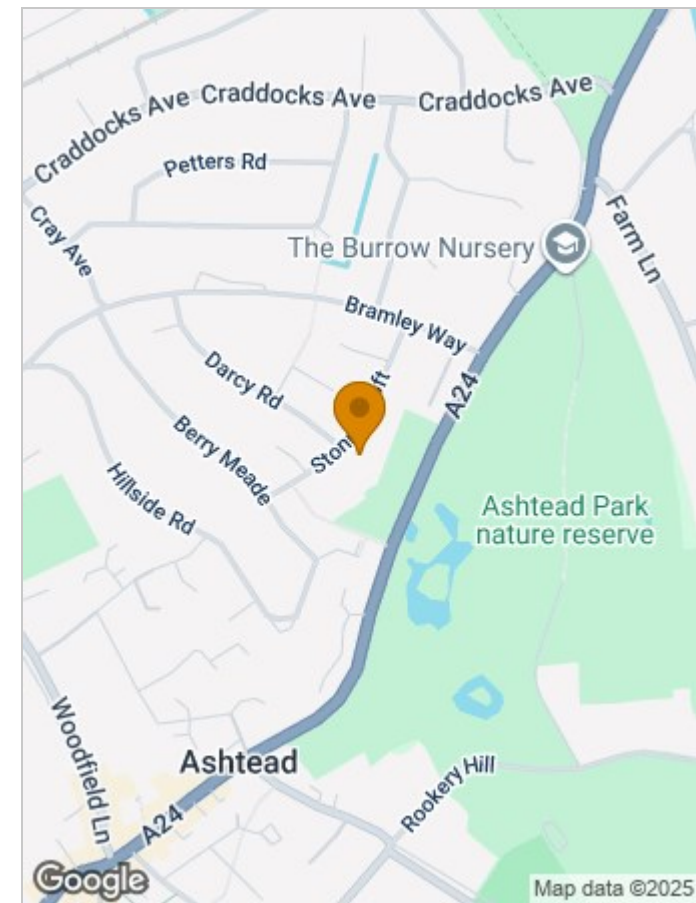
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	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	EU Directive 2002/91/EC

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