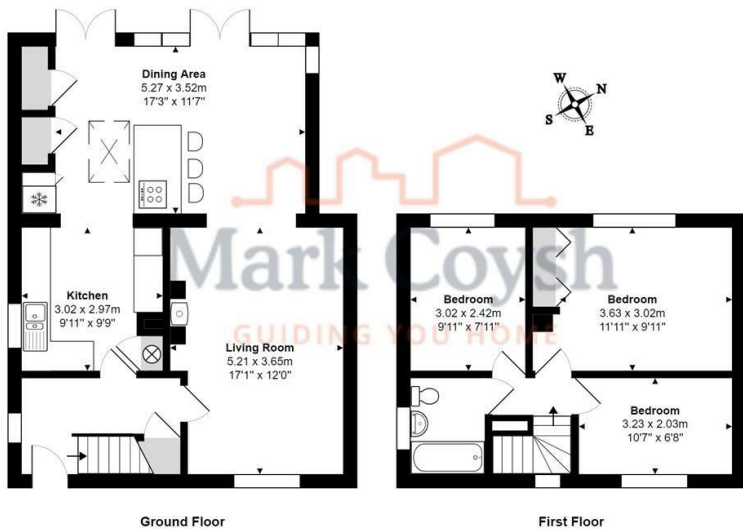




14 Stonny Croft, Ashted, KT21 1SQ
Offers in excess of £625,000

 3  1  1  D





Ground Floor

First Floor

Stonny Croft, Ashtead
Total Area: 93.5 m² ... 1006 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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.

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- Semi-Detached Family Home
- Three Good Size Bedrooms
- Close to Great Schools
- Mainline Station
- Parks, Commons and Woodlands
- Extended to the Rear
- Lovely Garden
- Off Road Parking
- Junction 9 of the M25
- Shops Nearby

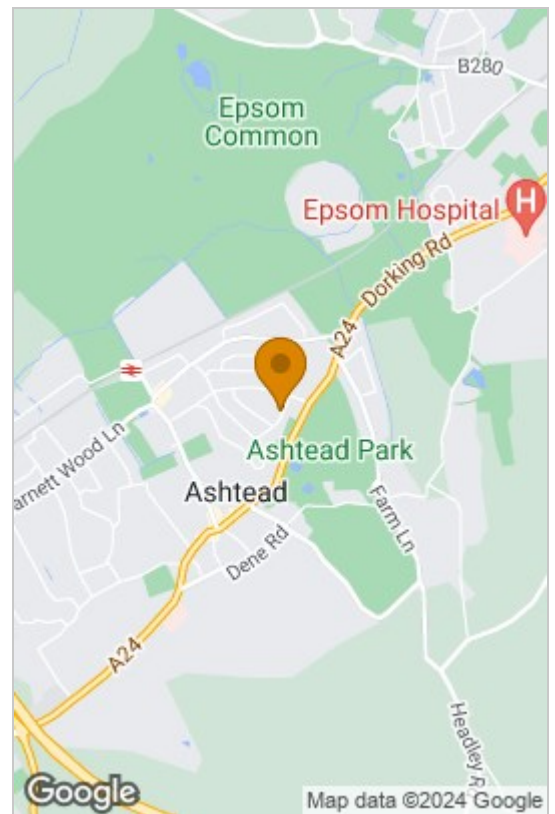
An extended and immaculately presented semi-detached family home located in the most sought after village of Ashtead in Surrey and only moments from the much regarded Greville Primary School.

The ground floor layout is free flowing and full of natural light, incorporating a good size entrance hallway with deep under stair storage, modern fitted kitchen with lots of eye and base level storage units, preparation surfaces and bonus centre island/breakfast bar, dining area with pitched ceiling and two sets of French doors leading to the beautiful rear garden and finally a generous living room with space for a characterful wood burning stove.

The first floor holds three well proportioned bedrooms, with fitted wardrobes to the principle bedroom, a modern fitted bathroom and access to a large loft space, providing great storage.

The landscaped rear garden includes a good size raised decked area, large lawned area, hardstanding for a great size outbuilding and secure gated side access to the front of the property, where there is a good size driveway.

This super residence is also only a short distance to the Mainline Station, Craddocks Parade Shops, Ashtead Park, The Common, The Village Shops, Junction 9 of The M25 and many further excellent schools, both public and state.



Energy Efficiency Rating	
Current	Potential
61	78

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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