



barnard marcus

Bramley Way, Ashted, KT21 1RB



welcome to

Bramley Way, Ashted

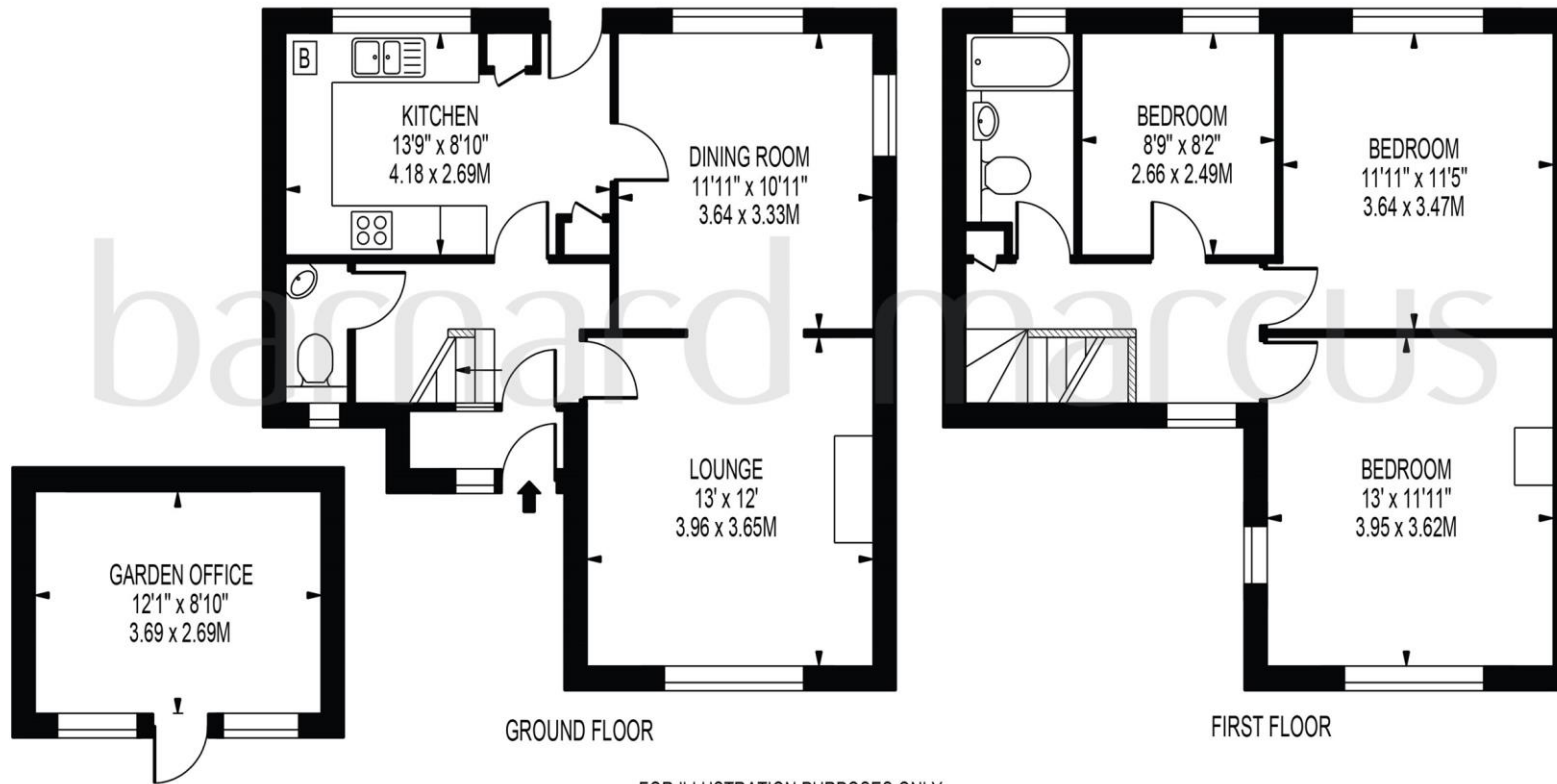
Barnard Marcus are delighted to market this well presented three bedroom semi-detached family home with off street parking and within walking distance to Ashted Station with frequent direct trains to London Waterloo. The home also offers a fully powered garden office.



BRAMLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1011 SQ FT - 93.92 SQ M**
(EXCLUDING GARDEN OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN OFFICE: **107 SQ FT - 9.93 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus are delighted to be marketing this well presented three bedroom semi-detached family home. The property lies on a popular family road within a stone's throw from The Greville primary school (Ofsted rated good) and walking distance from Barnett Wood Infant School (Ofsted rated outstanding), as well as in the catchment area for schools such as St Giles, City of London Freeman's, Rosebery and Downsend. The property has a block paved driveway for off street parking and front garden with laid to lawn. Inside the home is set across two floors with the ground floor offering a large through lounge that can be perfectly split to living and dining space as well as a fitted kitchen and completed by a ground floor W.C with basin. The first floor offers two generous sized double bedrooms and a single, a family bathroom with three piece suite and loft storage overhead. The rear garden has a patio and pathway leading to the rear fully powered garden office currently used as a home office, there is also shed storage and laid to lawn. The property is also located within walking distance of a handy parade of shops with a Tesco Express, butchers, café, & barbers just moments from there is Ashted station with direct trains to London Waterloo and Guildford. There is also some lovely country pubs within walking distance as well as library, parks and Ashted common.

welcome to

Bramley Way, Ashted

- Garden Office
- Three Bedrooms
- Fitted Kitchen
- Family Bathroom & Ground Floor W.C
- Off Street Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108998](https://www.barnardmarcus.co.uk/Property/EPS108998)



Property Ref:
EPS108998 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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