



MICHAEL EVERETT & Co

... A Moving Experience

3 Ottways Lane, Ashted KT21 2PF

A well-presented contemporary detached property which has been well maintained, located in this ever-popular Lanes area of Ashted and within a short walk of Ashted Village.

Accommodation and amenities

Entrance Hall • Cloakroom • Living Room with Dining Area
• Modern Kitchen/Breakfast Room • Conservatory • Three
Double Bedrooms • Family Bathroom • Sunny South facing
rear Garden • Detached Garage • Parking for 2 vehicles •

The property is situated in one of Ashted's most sought-after locations and is conveniently situated close to excellent commuter facilities of Ashted with the M25 being only a short drive providing access to Central London and both Heathrow and Gatwick airports.

The nearby mainline railway station provides regular trains to London including Waterloo, Victoria and London Bridge.

The area boasts an excellent range of both state and private schools, including West Ashted Primary School, St Andrews School, Downsends, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Ashted also has some of the country's most delightful countryside, with nearby the famous Epsom Racecourse, home of the 'Derby'.





Pathway leads to front door to Entrance Hall, under stairs storage cupboard, Light Oak effect polished flooring. Cloakroom: low level w.c., wash hand basin set in vanity unit. Sitting Room: feature fireplace with hearth and over mantle, double doors to patio and side garden. Dining area with door to modern fitted Kitchen/Breakfast Room: comprehensive range of eye level units with cupboards and drawers below, space for appliances and cooker, single stainless steel sink unit with mixer tap set in worktop coved cornice to ceiling, ceiling spotlights, ceramic tiled floor, breakfast bar. Leading into bright Conservatory with double doors opening onto patio.

From the Hallway stairs lead to First Floor Landing. Airing cupboard housing boiler and tank with shelving. Bedroom One: with built-in double wardrobe. Bedroom Two built-in double wardrobe. Bedroom Three with built-in double wardrobe.

Family Bathroom: enclosed bath, mixer taps, contemporary shower, wash hand basin with mixer tap, low level w.c., walls part fully tiled with ceramic tiled floor.

Outside: Immediately to the rear property is a sun terrace with the south facing garden laid to lawn with trees and shrubs offering seclusion and privacy ideal for entertaining. To the front of the property there is a secluded garden with flowering trees and shrubs.

Adjacent to the property is a detached garage personal door to side and rear garden with additional parking spaces for two/three vehicles.

Asking Price £799,000

FREEHOLD

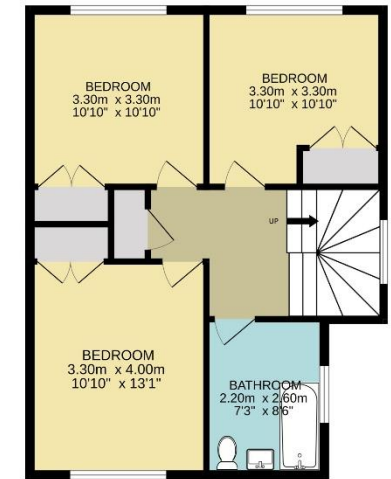


EPC Rating: D

Council Tax Band: F



Ground floor
81.0 sq.m. (872 sq.ft.) approx.



1st floor
54.4 sq.m. (586 sq.ft.) approx.

Including garage
TOTAL FLOOR AREA : 135.4 sq.m. (1457 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

