



Jackie Quinn
estate agents

5 Bramley Grove, Ashted

Guide Price **£720,000**

This well-presented, attractive three double bedroom semi-detached home is tucked away in a small private cul-de-sac in the sought after "Lanes" area of Ashted. This property is offered to market with no onward and is ideally located within easy reach of Ashted Village, excellent local schools and Ashted train station.

The ground floor offers a welcoming entrance hall, a cloakroom, and a well-appointed kitchen offering a range of fitted units and integrated appliances. To the rear of the property is a bright and airy, spacious open-plan L shape living/dining room with French doors opening into the garden and leads though to a conservatory creating an excellent space for both everyday living and entertaining, with views over the rear garden. The integral garage is also accessed directly from the entrance hall.

Upstairs, the bright and airy principal bedroom benefits from an en-suite bathroom and two double built in wardrobes, while two further bedrooms are served by a family bathroom. Bedroom two has a fitted wardrobe and features an attractive Juliet balcony, adding character and charm.

Outside, the front garden is laid to lawn with attractive shrubs, with a driveway providing off-street parking, in addition to a separate allocated parking space adjacent to the property. The south-east facing rear garden is predominantly laid to lawn surrounded by mature borders, with a patio area, ideal for al fresco dining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



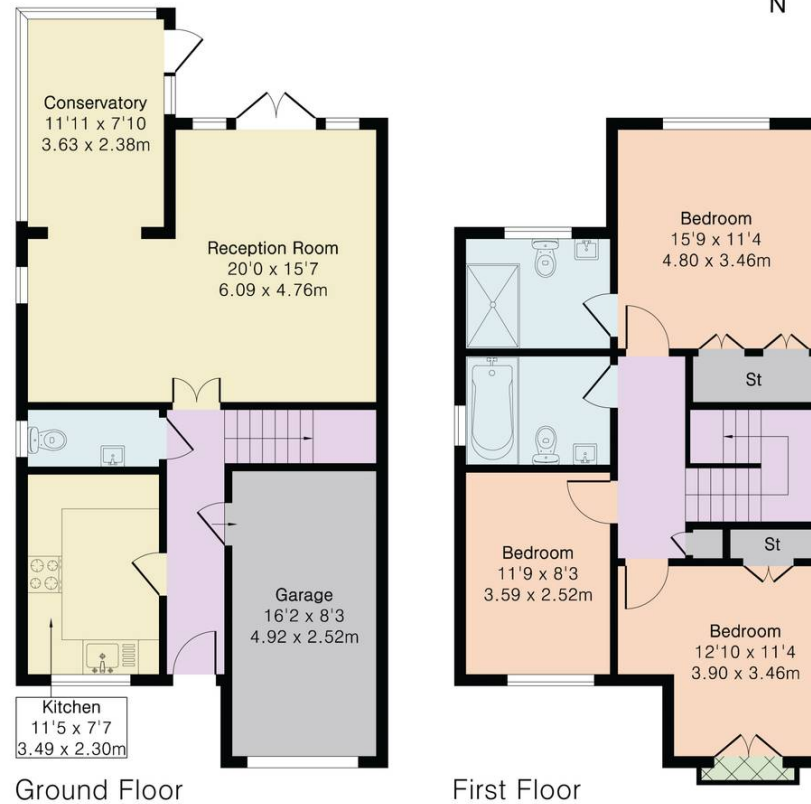




**Approximate Gross Internal Area 1318 sq ft - 122.4823 sq m
(Including Garage)**

Ground Floor Area 711 sq ft – 66.0990 sq m

First Floor Area 607 sq ft – 56.3833 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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