



Jackie Quinn
estate agents

34 Hillside Road, Ashtead

Guide Price **£995,000**

This four bedroom detached family home is situated in a highly sought after road between Ashted village and the train station serving Waterloo and Victoria in approximately 35 to 40 minutes. The property is close to many excellent schools, both state and independent, including The Greville Primary, St Giles', Rosebery and City of London Freeman's.

The ground floor comprises a kitchen, two reception rooms, a cloakroom and downstairs toilet. Upstairs are four bedrooms, three doubles and a single, along with a family bathroom.

Externally, the property has a large rear garden which is mainly laid to lawn surrounded by mature hedging and trees affording the owner a high degree of privacy. The property has a garage and driveway with parking for several cars.

There is NO ONWARD CHAIN associated with the sale of this property.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





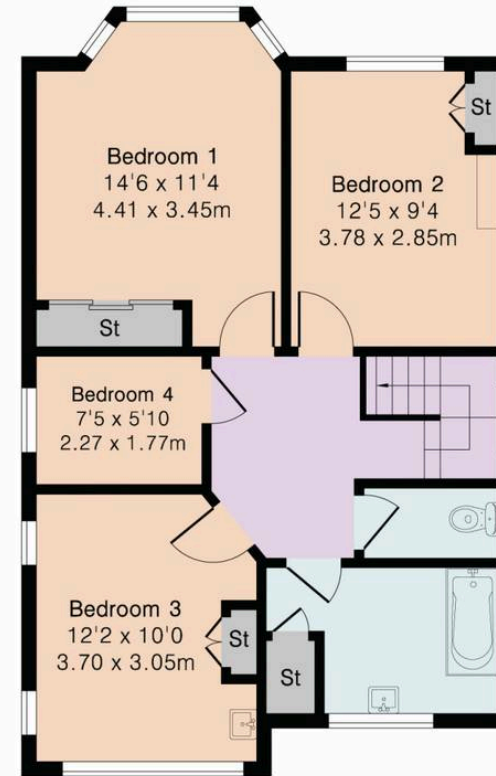
**Approximate Gross Internal Area 1504 sq ft - 139.7024 sq m
(Including Garage)**

Ground Floor Area 865 sq ft – 80.3573 sq m

First Floor Area 639 sq ft – 59.3451 sq m



Ground Floor



First Floor



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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