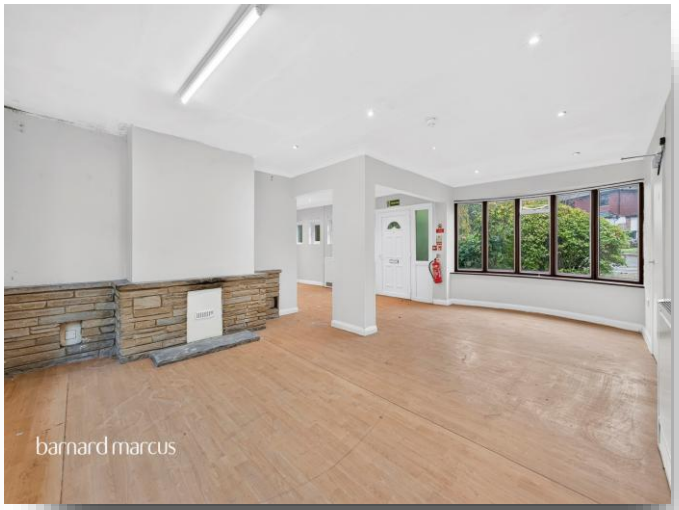






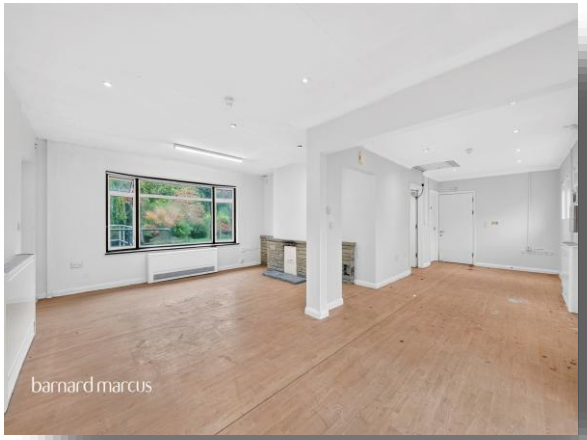
The Hilders, Ashtead KT21 1LS

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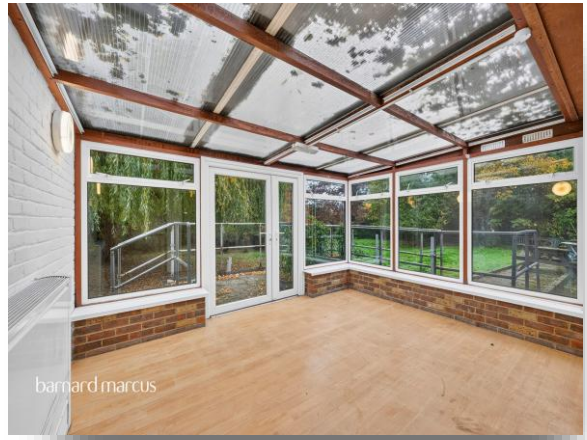
welcome to

The Hilders, Ashtead

A rarely available detached bungalow in the heart of Ashtead, offered to the market with no onward chain. Boasting generous and versatile accommodation, a substantial rear garden, garage and off-street parking, this superb home is ideally positioned for Ashtead Village and Ashtead Station.



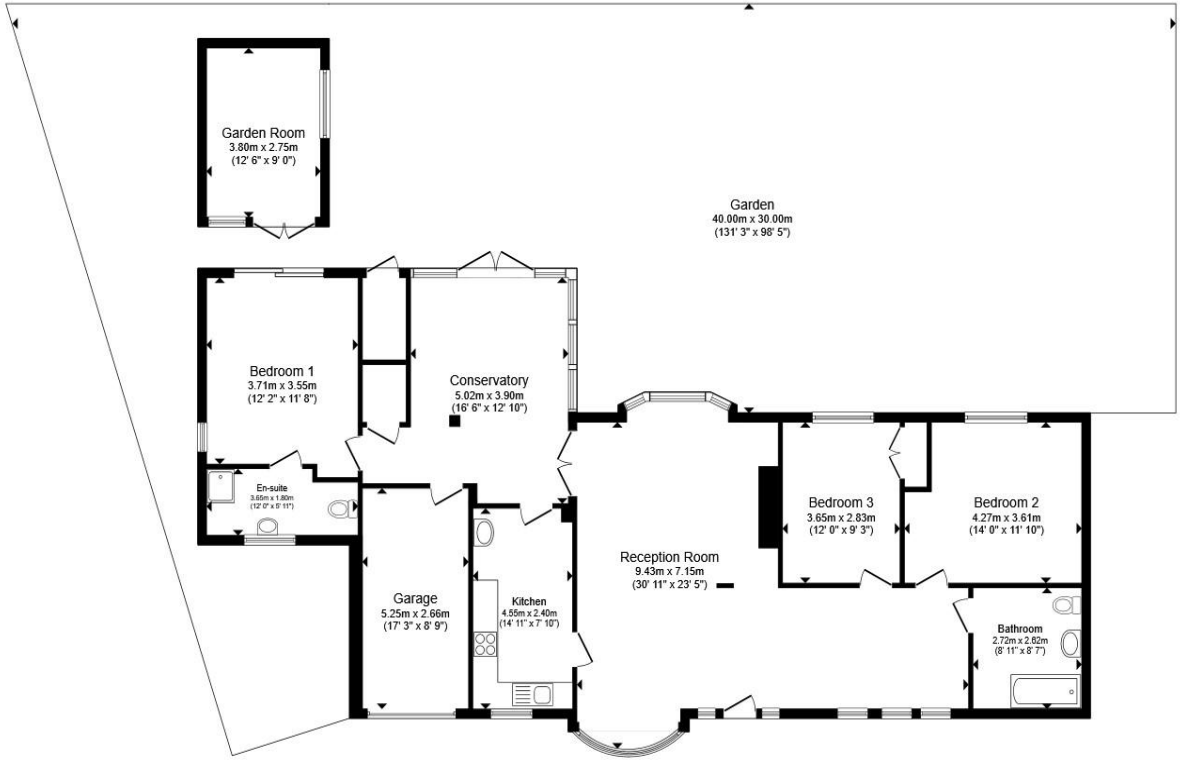














Total floor area 162.4 m² (1,748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Barnard Marcus are delighted to bring to the market this fantastic detached bungalow, ideally situated in the heart of the ever-popular village of Ashtead and offered for sale with no onward chain.

Occupying a generous plot, this spacious home offers flexible living accommodation approaching 1,750 sq ft and presents an excellent opportunity for buyers seeking a well-proportioned property with scope to personalise and enhance.

The accommodation centres around an impressive reception room measuring over 30 feet in length, providing an ideal space for both everyday living and entertaining. A bright conservatory overlooks the rear garden and creates a wonderful additional reception area, while the separate kitchen offers direct access to the side of the property.

There are three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with a substantial rear garden extending to approximately 130ft, providing an excellent degree of privacy and featuring a detached garden room, perfect for use as a home office, hobby room or studio. To the front, there is off-street parking together with an integral garage.

The location is one of Ashtead's most sought-after positions, conveniently placed for the village's excellent range of shops, restaurants, cafés and highly regarded schools. Ashtead Station is within easy reach.

welcome to

The Hilders, Ashtead

- Detached Bungalow
- Three Bedrooms
- Spacious Light Filled Reception Room
- Family Bathroom & En-Suite
- Conservatory Overlooking Rear Garden
- Off Street Parking & Garage
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£780,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110792

The Property Ombudsman

Property Ref:
EPS110792 - 0005

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.

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