



Jackie Quinn
estate agents

17 Rutland Close, Ashted

Guide Price **£480,000**

This charming two double bedroom house is tucked away in a quiet cul-de-sac, just a short walk from the shops and amenities of Craddocks Parade and Ashted train station. The location also offers excellent transport links, with convenient access to both Gatwick and Heathrow airports.

Perfect as a first time purchase or for those looking to downsize, the property features a comfortable lounge, bright conservatory and kitchen to the ground floor. Upstairs are two double bedrooms, both featuring built-in storage, along with a family bathroom.

Outside, the low maintenance rear garden has a courtyard style and is enhanced by mature, attractive planting. To the front, the property benefits from two parking spaces, with additional visitor parking available.

The home is also ideally located for a number of highly regarded schools, including The Greville Primary School, Barnett Wood Infant School, and Rosebery School.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Ideal first time buy or downsize
- Cul-de-sac location
- A stone's throw from shops at Craddocks Parade
- Easy reach of Ashted train station

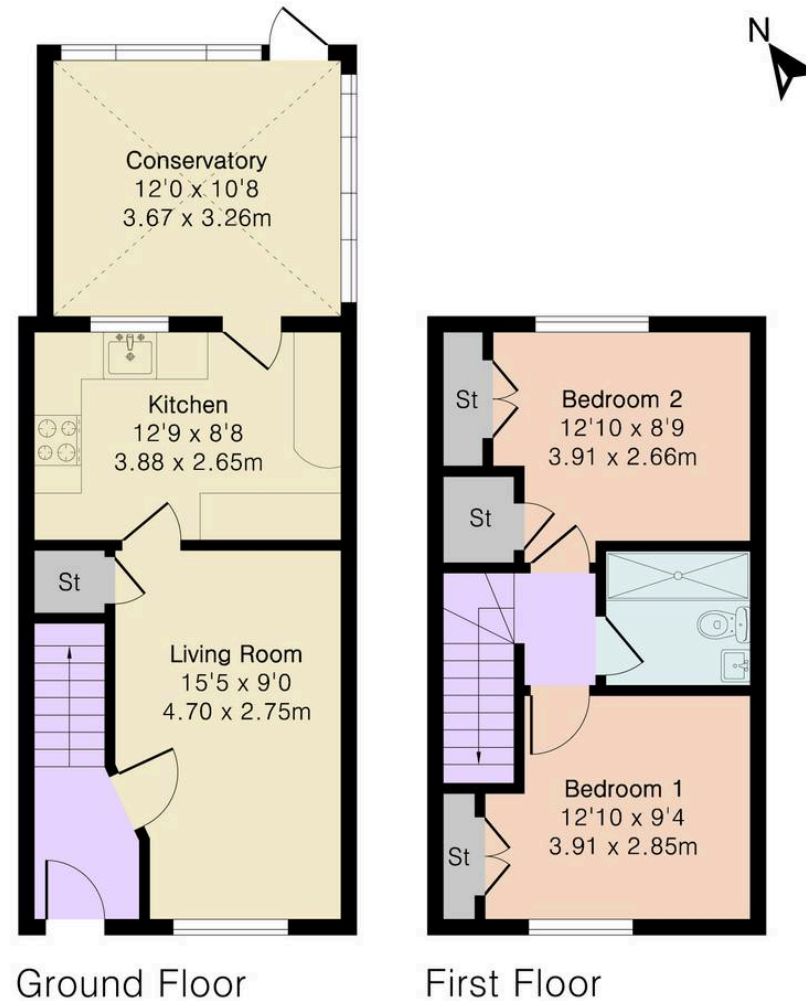




Approximate Gross Internal Area 766 sq ft - 71.1918 sq m

Ground Floor Area 451 sq ft – 41.9450 sq m

First Floor Area 315 sq ft – 29.2468 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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