



Jackie Quinn
estate agents

101a Craddocks Avenue, Ashtead

Guide Price **£899,950**

This attractive four bedroom detached home is ideally located within easy reach of Ashtead station, as well as a selection of highly regarded schools, including Rosebery and The Greville Primary.

Beautifully presented and well proportioned throughout, the ground floor offers two reception rooms. The main reception room opens through to a spacious and light-filled conservatory, enjoying views over the rear garden. The generous kitchen/breakfast room provides convenient side access to the garden, and there is also a downstairs WC.

Upstairs, the property comprises four bedrooms. The principal bedroom benefits from an ensuite bathroom, alongside a separate family bathroom serving the remaining rooms.

Externally, the rear garden is mainly laid to lawn and features a charming patio area, mature hedging for added privacy, and two garden sheds. To the front, a driveway provides off street parking for several vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

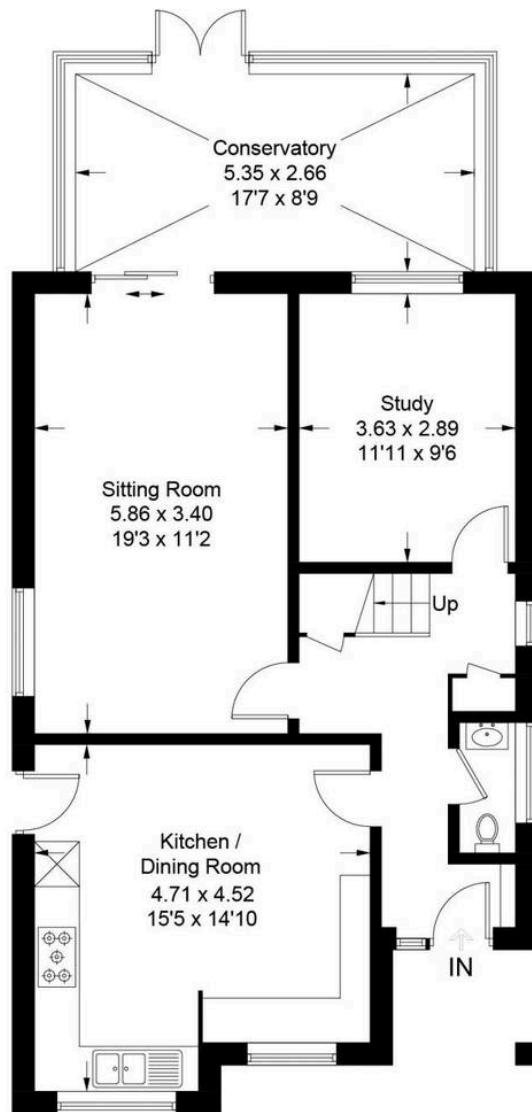
EPC Environmental Impact Rating: D

- Master bedroom with ensuite
- Kitchen/breakfast room
- Easy reach of Ashtead train station
- Near to excellent schools including Rosebery and The Greville Primary

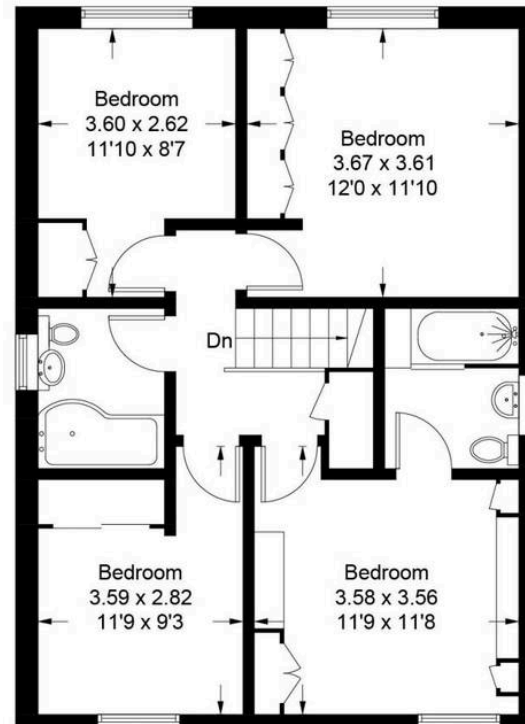




Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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