



Ullapool The Marld, Ashtead, Surrey, KT21 1RQ

Asking Price £775,000





- RARE END OF TERRACE HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- LANDSCAPED GARDEN
- CLOSE TO AMENITIES

- SOUGHT AFTER, PRIVATE ROAD
- EXTENDED KITCHEN
- FAMILY BATHROOM & EN-SUITE
- CARPORT, GARAGE & DRIVEWAY
- A SHORT WALK FROM VILLAGE SHOPS

## Description

The well-proportioned accommodation is accessed via a small storm porch into the reception hall. From the hall, doors lead to a ground floor toilet and wash basin, a large storage cupboard, the garage and into a central reception room. The kitchen overlooks and leads to the rear garden. It is fitted with a range of stylish wall and base units with ample worktop space. There is a coordinated lower-set breakfast bar. There is space for a range of white goods with a built-in double oven and gas hob. As well as the central reception room, there is a second large bright room with ample room for both generous dining and sitting room furniture. This room has a tranquil view onto the well-loved garden. The garden can be accessed via French doors, and a second door to the side of the house.

Off the first-floor landing are three well proportioned bedrooms. The larger than average principal bedroom boasts fitted wardrobes and an en-suite shower room. The other bedrooms are served by a family bathroom.

Outside. To the front the driveway provides ample parking, leading to a car port and the integral garage, which has light and power. The remainder of the front garden is mainly laid to lawn with parking grid underneath, along with mature shrubs and trees offering much screening. A side gate leads to the landscaped rear garden which features a stylish, sunny patio, carefully selected, interesting planting area, a lawn and large summerhouse/shed.

## Situation

Conveniently situated close to both bus routes and a main line station, the latter providing fast and frequent services to Waterloo (38mins), London Bridge & Victoria.

Local facilities are also close by including Ashted Library, Clinic and cricket/bowls club. Acres of green belt countryside are to hand providing perfect open spaces for the walking/cycling or riding enthusiast.

Ashted Village shops are within easy walking distance and provide a wealth of independent shopping facilities, cafes and restaurants.

In addition both Epsom and Leatherhead town centres are only a few miles away providing more comprehensive shopping facilities, cinemas, restaurants, theatres and more.

N.B There is a voluntary Road Maintenance Fund for the Private Road, not collected currently.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

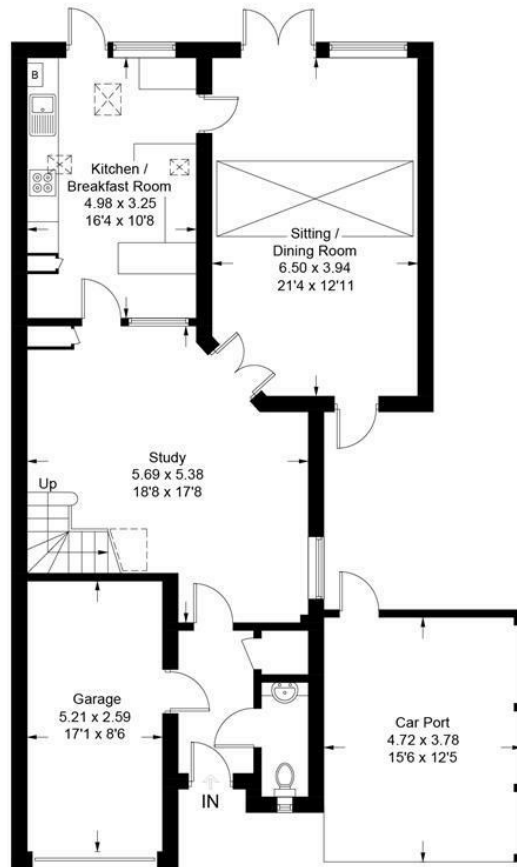
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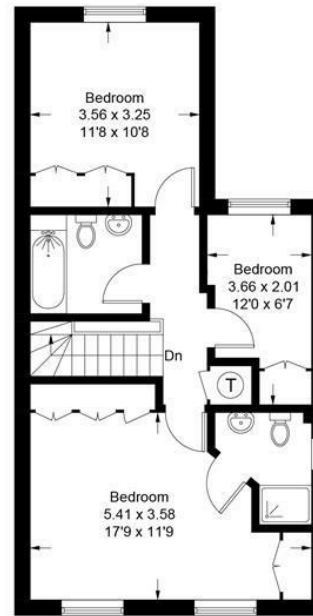


 = Reduced headroom below 1.5m / 5'0

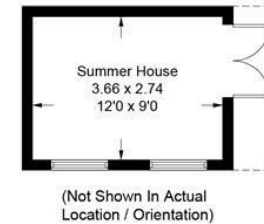
Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft  
(Including Garage)  
Summer House = 10.0 sq m / 108 sq ft  
Total = 154.8 sq m / 1667 sq ft



**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. (ID1060598)  
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