



**Jackie Quinn**  
estate agents

**69 Hillside Road, Ashted**

Guide Price **£725,000**

This well proportioned three bedroom semi-detached house is ideally situated on one of ASHTEAD'S MOST SOUGHT AFTER ROADS, conveniently positioned between Ashtead village and the railway station, with services to Waterloo and Victoria taking approximately 35–40 minutes.

Ideally placed for access to a number of highly regarded schools, both state and independent, including The Greville Primary School, St Giles', Rosebery and City of London Freeman's School, the property also offers excellent SCOPE FOR IMPROVEMENT AND EXTENSION, subject to the usual planning consent.

The ground floor offers a generous and versatile layout comprising a kitchen with door to side utility area/boot room, a large, dual aspect living/dining room leading to a conservatory, study/reception 2 and downstairs cloakroom. To the first floor are three double bedrooms and a family bathroom.

Externally, the property enjoys an attractive and private rear garden, which is mainly laid to lawn and enclosed by mature hedging and established trees. A driveway to the front provides off street parking for two cars.

This is an exciting opportunity to create a wonderful family home in a highly desirable Ashtead location.

The property is offered for sale with NO ONWARD CHAIN.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Situated on one of Ashtead's most prized roads
- Close to excellent local schools
- Considerable scope for improvement and extension (STPP)
- Three double bedrooms
- No onward chain
- Two reception rooms

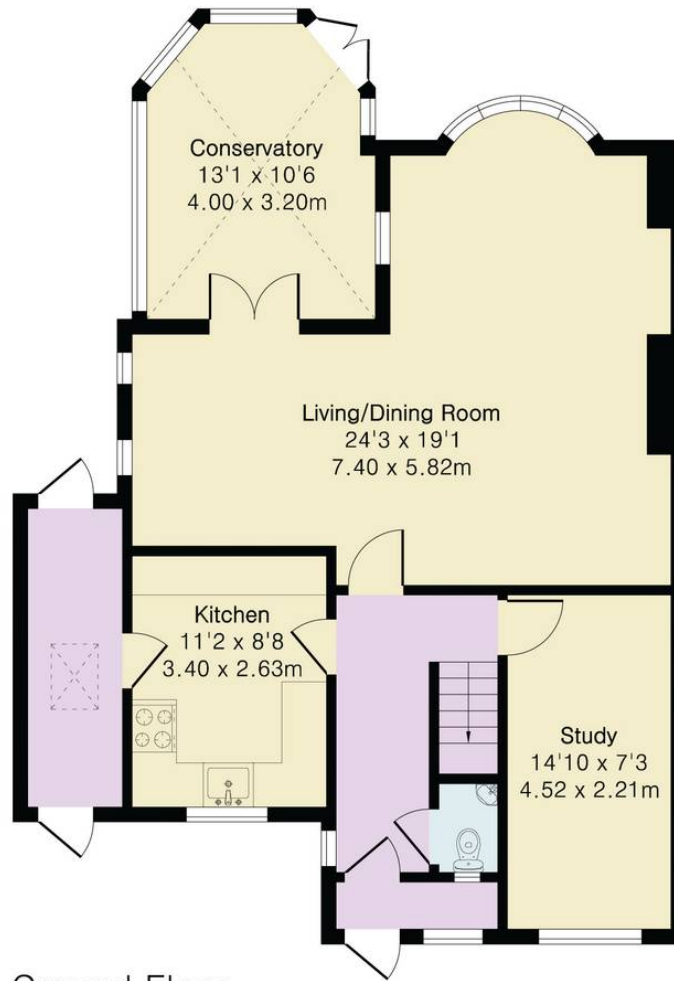




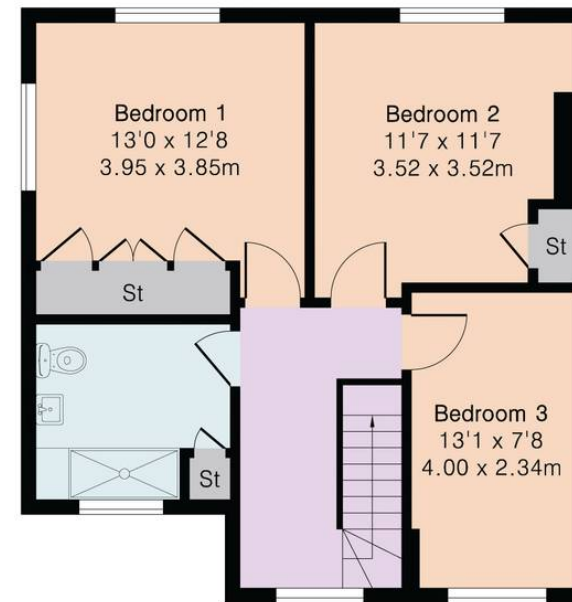
**Approximate Gross Internal Area 1450 sq ft - 134.7144 sq m**

Ground Floor Area 885 sq ft – 82.2579 sq m

First Floor Area 565 sq ft – 52.4565 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.





## Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • [ashted@jackiequinn.co.uk](mailto:ashted@jackiequinn.co.uk) • [www.jackiequinn.co.uk/](http://www.jackiequinn.co.uk/)

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