



34 Bramley Way, Ashtead, Surrey, KT21 1QY

Guide Price £855,000



- EXTENDED SEMI-DETACHED HOME
- FOUR DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE
- CONSERVATORY
- WORKSHOP WITH ELECTRIC AND WATER
- ESTABLISHED REAR GARDEN
- TWO BATHROOMS
- DRIVEWAY PARKING
- IDEAL POSITION FOR STATION
- CLOSE TO DESIRABLE SCHOOLS

## Description

An attractive extended four bedroom semi-detached home conveniently situated for local shops, schools and station, with many features including 75' garden with southerly aspect.

A front door leads to a spacious hallway with useful storage cupboard and downstairs shower room. A double aspect lounge with attractive bay window and feature fireplace leads through a sliding patio door to a spacious conservatory overlooking and with door to the garden. A generous kitchen with door to the garden, provides ample wall and base units, double oven, hob with extractor over, dishwasher and fridge freezer. This is complemented by an adjacent dining room with bay window providing further flexibility. A door from the kitchen leads to a workshop, which was originally a garage.

The first-floor benefits from four double bedrooms each providing ample room for freestanding furniture. All are served by the family bathroom with bath, wash hand basin, w.c. and space for storage.

Outside the garden is mostly laid to lawn and enjoys a southerly aspect, with established borders and patio area and two useful sheds for storage. Side access leads to the front of the property with ample driveway parking and further flower beds and mature shrubs.

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and The Street which include a variety of excellent independent retailers including butcher, greengrocer, bakery and a selection of pubs and restaurants.

Ashtead's mainline station provides fast and frequent services to London Waterloo and Victoria. The area abounds a wealth of open Green belt including Ashtead Common Nature reserve and Ashtead Park. Highly regarded local comprehensive and private schools nearby include The Greville School, Barnett Wood Infant and Rosebery in Epsom.

A choice of recreational pursuits nearby include Ashtead Football Club, Cricket Club and Squash club located in Skinners lane. Further field both Tyrrells Wood and Pachesham Park golf clubs can be found in Leatherhead respectively.

### Tenure

Freehold

### EPC

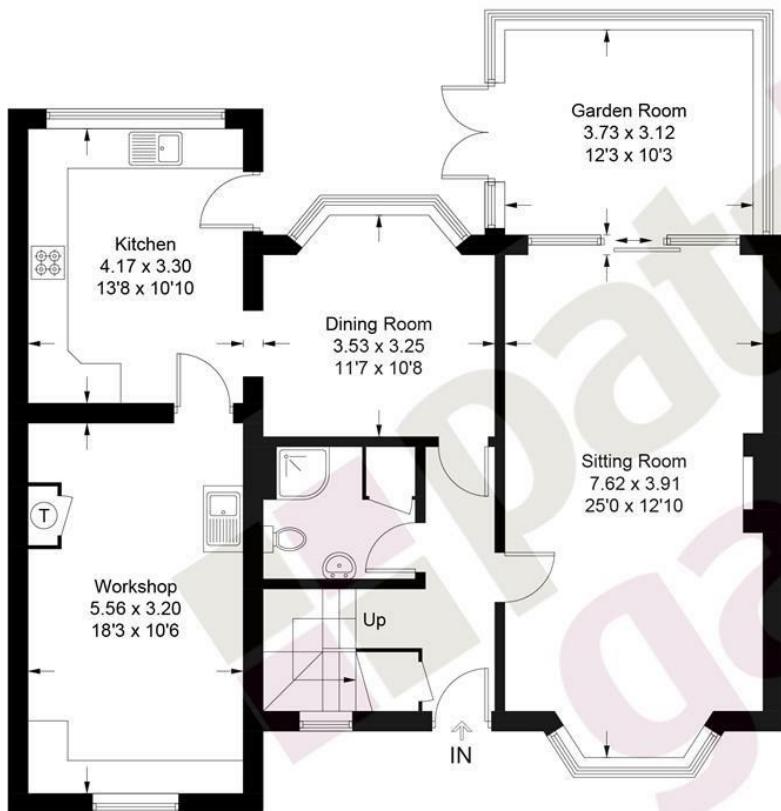
C TBC

### Council Tax Band

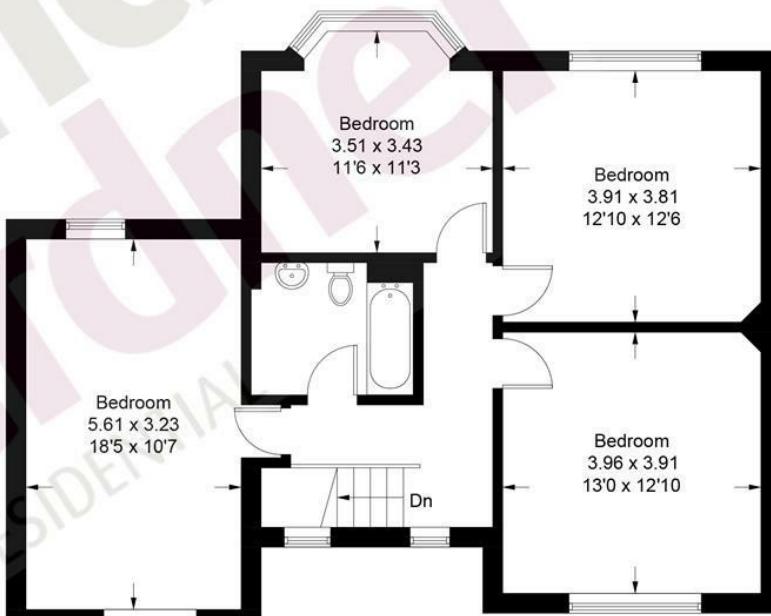
F



Approximate Gross Internal Area = 179.3 sq m / 1930 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. (ID1266155)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2026

66 Tudor House, Ashtead, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashtead@patrickgardner.com](mailto:ashtead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

