Mark Coysh
GUIDING YOU HOME

79 Bramley Way, Ashtead, KT21 1QZ
Guide price £630,000

3 1 1 D

A fantastic opportunity to purchase this much loved family home, superbly located close to many of the most highly sought after local schools and the mainline station. Perfectly liveable as is, however there is so much potential to extend to the rear and into the existing loft space (stpp).

The current ground floor footprint details a good size entrance hallway with handy under stair storage cupboard, a modern fitted kitchen with side access to the garden and a generous through lounge/dining room with double glazed French doors opening onto the garden.

Upstairs there is a good size landing with access to a good size loft space, three really well proportioned bedrooms and a modern fitted bathroom with lots of natural light.

To the rear there is a great size garden, mainly laid to lawn with mature hedging, paved patio areas and pathway, a very handy outbuilding which doubles up as a utility room and gardeners WC and there is gated side access to the front of the property, where there is a brick block driveway with off street parking for multiple vehicles.

Bramley Way is also close to the amenities on Craddocks Parade, the green and wooded spaces of Ashtead Common and Ashtead Park, while also being a comfortable distance from the Village shops, pubs, restaurants and coffee shops. Junction 9 of the M25 is a short car ride away, linking to Gatwick and Heathrow Airports, as well as back into London and deeper into the countryside and coastline.

Mark Coysh

Mark Coysh

Mark Coysh

Mark Coysh

Mark Coysh

Mark Coysh

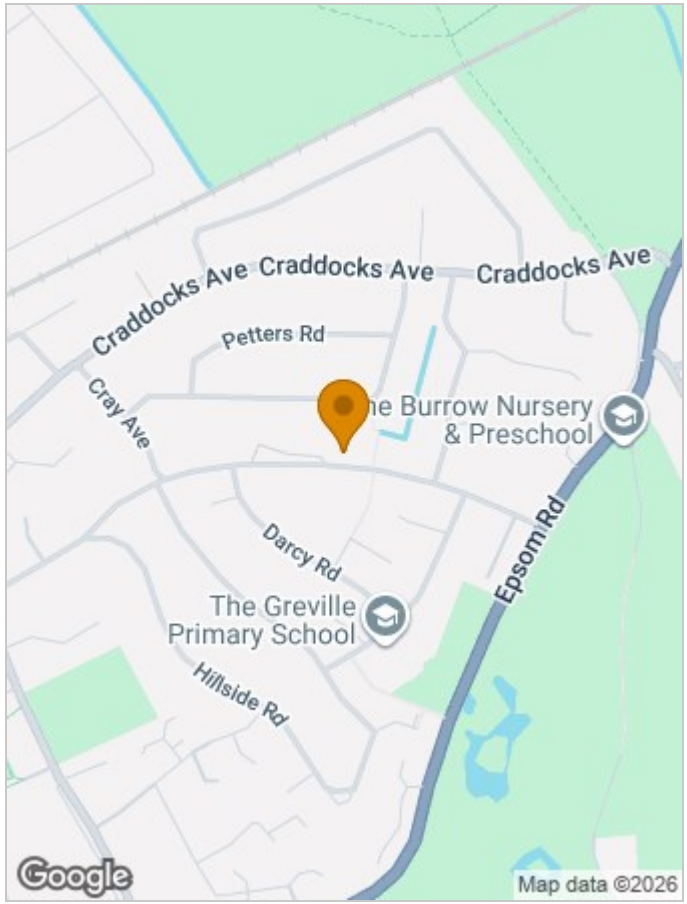
Approx Gross Internal Area
91 sq m / 982 sq ft

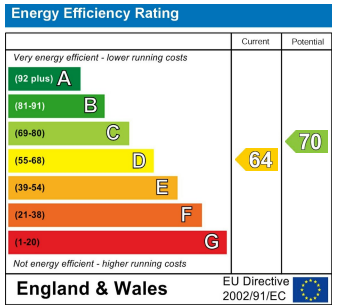
Ground Floor
Approx 42 sq m / 454 sq ft

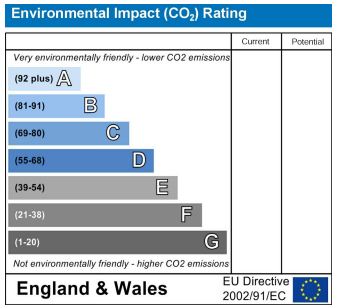
First Floor
Approx 42 sq m / 457 sq ft

Outbuilding
Approx 7 sq m / 71 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Viewing

Please contact our Mark Coysh Office on 01372 303703
if you wish to arrange a viewing appointment for this property or require further information.

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.

Tel: 01372 303703
Email: guide@markcoysh.co.uk