



**11 Loraine Gardens, Ashted, KT21 1PD**  
**Guide price £880,000**

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A semi-detached family home nestled at the end of this quiet cul-de-sac, boasting a larger-than-average corner garden plot. The property already benefits from a double-storey extension, yet still offers huge potential to improve and extend to your own exacting preferences (STPP).

The generous ground floor layout includes a great-sized entrance hallway—unique to this style of build—two well-proportioned reception rooms, a kitchen/breakfast room overlooking the amazing garden, a must-have downstairs WC, and access to the integral garage.

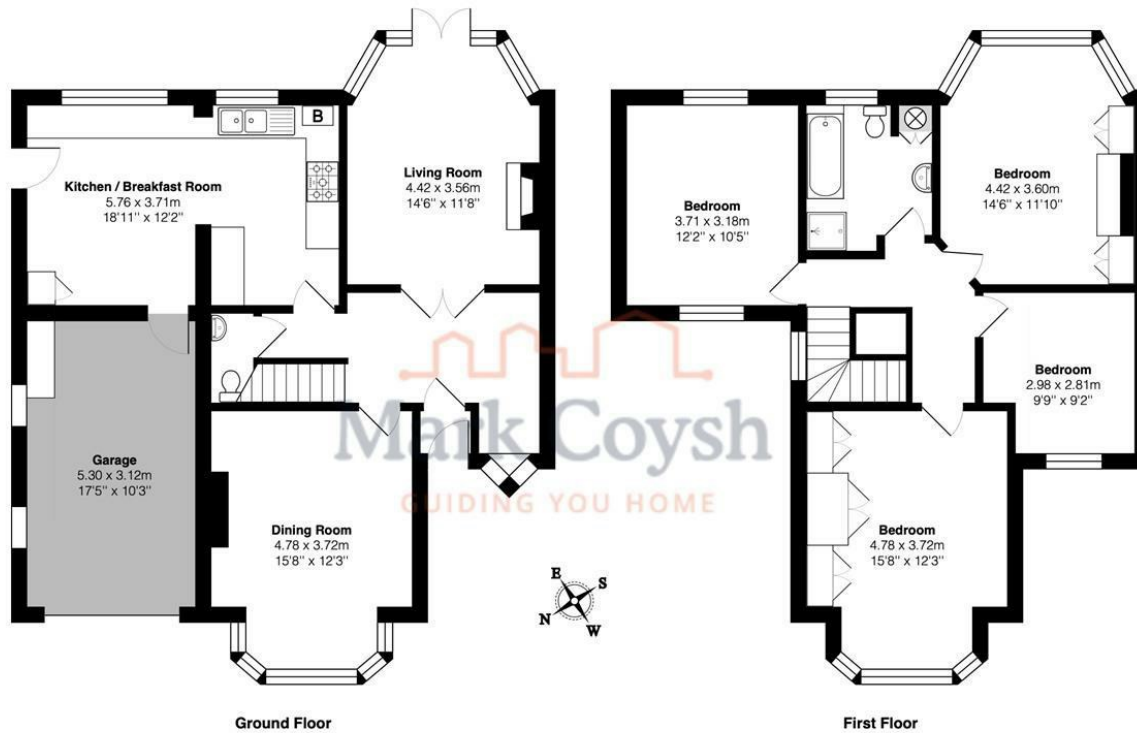
The first floor features four excellently sized bedrooms, a family bathroom, and access to a large loft space that is ripe for conversion (STPP).

Outside, the substantial garden is mainly laid to lawn with a paved patio area, an additional BBQ/entertaining space, room for a large shed, and side access to the front of the property. A private driveway provides ample off-street parking.

Loraine Gardens enjoys surprisingly quiet seclusion while remaining only minutes from the local parade of shops and the mainline station. Many sought-after local schools are within walking distance, and Ashted Common and the recreation ground are at your beck and call. Junction 9 of the M25 is just a short drive away, giving easy access to Gatwick and Heathrow airports. In terms of wider green spaces and wooded areas of natural beauty, you are absolutely spoilt for choice, with Epsom Downs, Headley Heath, and Norbury Park at your disposal, to name but a few.







Lorraine Gardens, Ashtead  
 Total Area: 155.5 m<sup>2</sup> ... 1674 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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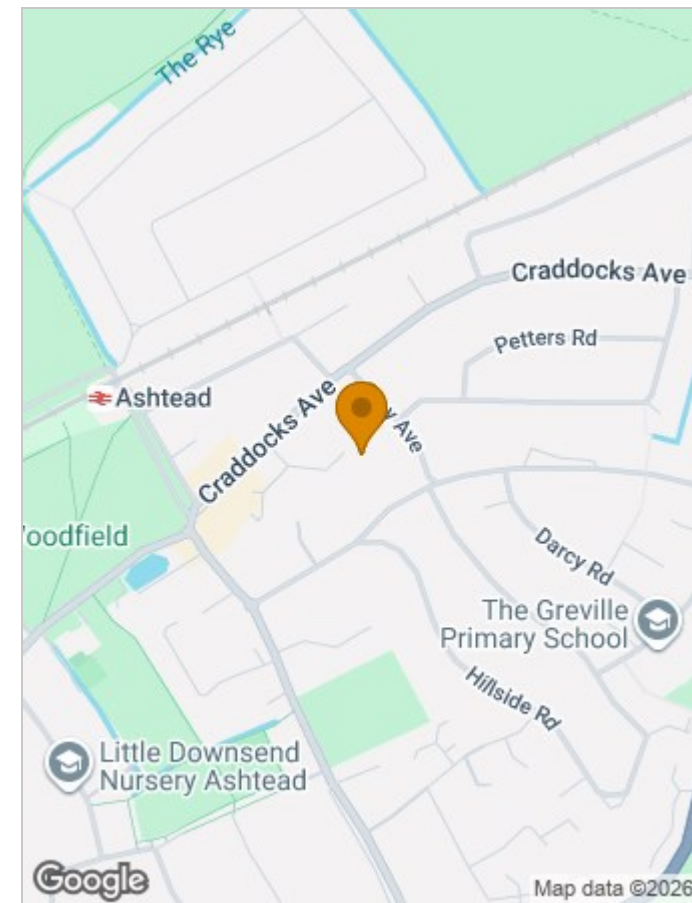
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## Viewing

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	