



Jackie Quinn
estate agents

68 Culverhay, Ashted

Guide Price **£735,000**

For sale with no onward chain.

A sought after halls adjoining, Berg built, three bedroom semi detached house situated in a highly sought after and convenient location, close Ashtead Common, the train station, shops and amenities, and many highly regarded schools. Offering considerable scope for improvement and extension (subject to usual planning consent) the property currently comprises, to the ground floor, two reception rooms, kitchen and downstairs WC. Upstairs are three bedrooms, a bathroom and separate WC.

Externally, the large rear garden is laid mainly to lawn and enjoys a southerly aspect. The driveway to the front provides parking for one car and there is also a detached garage.

A new boiler was installed in December 2024.

The property is perfectly positioned for easy access to the shops and amenities of Craddocks Parade, as well as excellent transport connections to London Waterloo and Victoria via Ashtead station. It is also conveniently close to the beautiful open spaces of Ashtead Common and a selection of highly regarded state and independent schools, including Rosebery, St Andrew's, The Greville, Barnett Wood, and City of London Freeman's School.

Council Tax band: E

- Sought after halls adjoining home close to Ashtead Common
- No onward chain
- Considerable scope for modernisation and extension (STPP)
- Close to excellent schools and Ashtead train station
- Large south facing rear garden
- Garage





**Approximate Gross Internal Area 1181 sq ft - 109.7376 sq m
(Excluding Garage)**

Ground Floor Area 620 sq ft – 57.5787 sq m

First Floor Area 561 sq ft – 52.1589 sq m

Garage Area 148 sq ft – 13.7500 sq m



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.





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