



Jackie Quinn
estate agents

24 Mulberry Way, Ashted

Guide Price **£840,000**

This superb four double bedroom executive family home was built in 2011 by Bewley Homes and is situated in a highly sought-after cul-de-sac within the heart of Ashtead's Lanes area. Home to its owners from new, the property is set within attractive parkland style grounds and nestled in a tranquil setting, and conveniently situated within walking distance of local shops, outstanding schools and the train station.

Arranged over three floors and finished to a high specification, the home offers generous and versatile living space throughout. The ground floor features an impressive open plan kitchen/living/dining room creating a bright and sociable hub ideal for modern family life and entertaining, complemented by a convenient cloakroom and useful storage.

The first floor provides two well proportioned bedrooms each with ensuite bathrooms. The spacious principal bedroom has access to a private balcony. The second bedroom overlooks the rear. The second floor continues to impress with two further double bedrooms and an additional family bathroom, offering excellent flexibility for growing families, guests, or home working.

Outside, the landscaped rear garden has been thoughtfully designed for low maintenance and year round enjoyment, with a paved seating area ideal for outdoor dining, mature planting and an artificial lawn.

Situated within a sought after area in the Ashtead Lanes, the property is close to many highly regarded schools, both state and independent, including Downsends, St John's School in Leatherhead, and St. Andrew's. Ashtead train station is within easy reach and provides frequent services to Victoria and Waterloo in approximately 40 minutes while Junction 9 of the M25 provides an efficient link to both London Heathrow and Gatwick airports in approximately half an hour.

Both Ashtead Village and Craddocks Parade in Lower Ashtead offer an excellent range of independent village shops together with high street favourites including an M&S Foodhall. A wide range of recreational pursuits are nearby including Ashtead Squash and Tennis Club, Ashtead Cricket, Bowling and Football Clubs. For those with a love of the outdoors, Ashtead Common and nearby countryside offer miles of glorious open landscape, ideal for walking and cycling enthusiasts alike. Ashtead is the ideal location for those seeking a home in a rural setting with a wonderful community spirit, while being within easy reach of London.

Service Charge: £760 – paid annually (for the upkeep of communal areas).

Council Tax band: G

EPC Energy Efficiency Rating: C

- Four double bedrooms
- Master bedroom with balcony and ensuite
- Second ensuite and further family bathroom



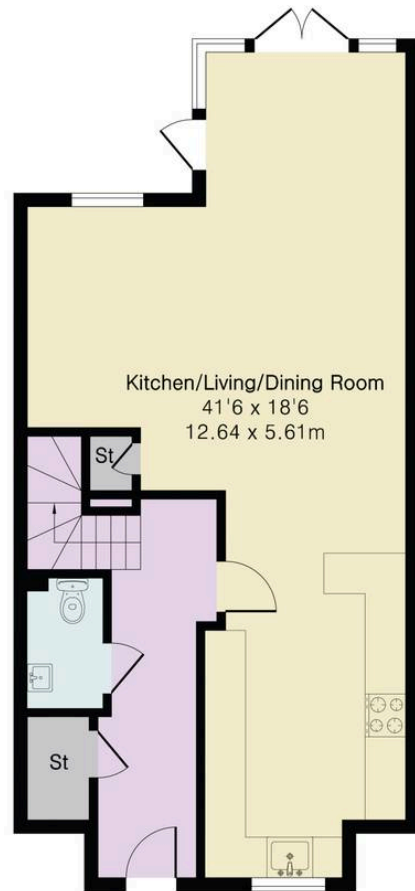


Approximate Gross Internal Area 1754 sq ft - 162.9503 sq m

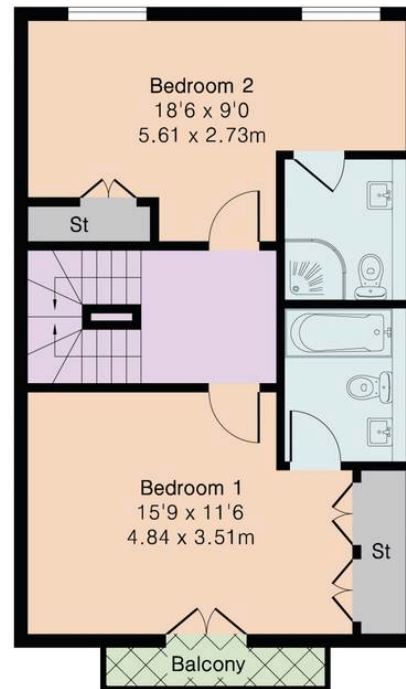
Ground Floor Area 656 sq ft – 60.9119 sq m

First Floor Area 549 sq ft – 51.0192 sq m

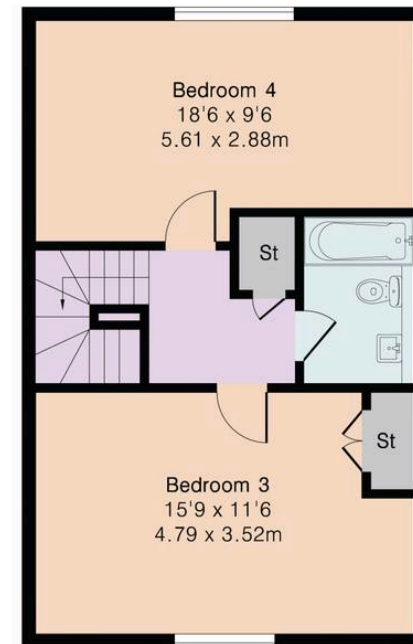
Second Floor Area 549 sq ft – 51.0192 sq m



Ground Floor



First Floor



Second 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.





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