



6 BROADHURST ASHTEAD KT21 1QB

MICHAEL EVERETT & Co

... A Moving Experience



A four-bedroom, two bathroom “Berg style “character detached post war property with two good size reception rooms and kitchen. The property is situated in this favored location of Ashted within a short walk of the station and village, with the benefit of no onward chain.

Pathway leads to Entrance Porch: door to Hallway. Cloaks hanging downstairs cupboard. Sitting Room: Brick Inglenook gas coal effect fire with hearth and over mantle, display shelving with cupboard below Double doors to Conservatory with windows overlooking rear garden and patio door. Dining Room, double aspect. Cloakroom: low level w.c., wall mounted wash hand basin. Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring electric hob with concealed extractor above and adjacent double oven; single stainless steel sink unit with mixer taps and drainer, dishwasher, fridge freezer, boiler, larder cupboard, shelving, walls part fully tiled, personal door to side and rear garden.

Staircase leads to First Floor Landing: access to loft, airing cupboard. Bedroom One: built in wardrobes, en- suite Shower room, large shower, wash handbasin set in vanity unit and low level wc. Bedroom Two window overlooking garden. Bedroom Three: steps down to bedroom. Bedroom Four: window overlooking garden. Family Bathroom: panel enclosed bath, shower, pedestal wash hand basin. Separate low level w.c., walls half tiled.

To the rear of the property is a path which leads to the rear garden, laid to lawn with herbaceous trees and shrubs. Access from front to rear. Useful garden shed. Integral Garage: plumbing for washing machine, space for tumble drier. up and over door. Front garden: laid to lawn with off street parking for three to four vehicles

EPC: C Council Tax Band: G



TOTAL FLOOR AREA: 147.4 sq.m. (1587 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offers in the Region of £875,000 Freehold



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.