



38 The Street, Ashted, KT21 2AH
Guide price £575,000

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A charming and truly one off period cottage, located moments from The Street in the most sought after village of Ashted, Surrey.

Requiring some elements of updating, the current ground floor layout consists of a porch, a good size living room with lovely aural bay window, double doors to a generous formal dining room, a long galley kitchen with extra utility area, a downstairs toilet and a sitting room with views onto the garden.

The first floor landing gives way to two well proportioned bedrooms, both serviced by a light bright bath and shower room.

Stairs to the second floor reveals the third bedroom/study, with eaves storage, a small loft space and pleasant views over the local rooftops and beyond.

The low maintenance rear garden is laid to lawn with two flexible outbuildings, which could be utilised as home offices, hobby rooms or simply for extra storage. There are patio areas to both ends of the garden and high walls to left and rear, giving a real sense of privacy in this high street location. To the front there is enviable off street parking for approximately two cars.

Amenities near by include several food shops including an M&S Food Hall, multiple coffee houses, restaurants, a couple of pubs, a book shop, butchers, barbers, post office, dentists, greengrocers and many more local independent traders. On the way to the mainline station you will come across two doctors surgeries, the library, Ashted Cricket and Bowls club, the





recreational ground, Ashted Common, as well as further shops on Craddocks Parade. Schools are very well regarded in the area and there is a good selection of both state and independent schools. Junction 9 of the M25 is a short drive away, giving easy access to Gatwick and Heathrow Airports, as well as down towards the coast and deeper into the countryside.



The Street, Ashtead
 Total Area: 125.1 m² ... 1347 ft² (excluding store)
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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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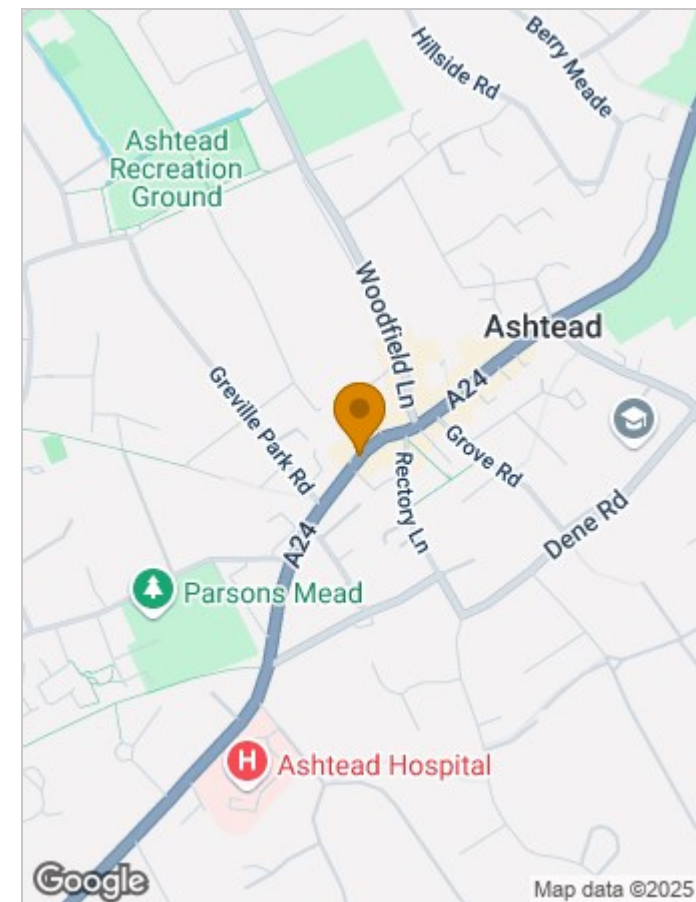
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Viewing

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

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

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