



Elliston Way, Ashted

The **PERSONAL** Agent



# Guide Price £550,000

## Freehold

- Private cul de sac
- Select desirable development
- Close to Village High Street
- Walk to Ashted station
- Two double bedrooms
- Ensuite & bathroom
- Spacious living room
- Kitchen/breakfast room
- Downstairs cloakroom
- Approximate 30ft South facing garden

Presented in exceptional order throughout and located within a highly desirable cul de sac on the periphery of central Ashted Village, this modern end of terraced house warrants immediate viewing to fully appreciate the high standard of finish and presentation throughout.

Built by Bewley Homes approximately 10 years ago, this fine property enjoys arguably one of the best positions with a South facing garden and parking directly to the front. Elliston Way is a small private cul de sac, tucked away just off Ottways Lane, in an area that is much requested and sought after with easy access to Ashted Village High Street, which is about a 10 minutes walk away and the railway station, which is around a 15 minute walk away. The green open spaces of Ashted Common can be found within 3/4 of a mile away.

Properties of this style and calibre are rarely available and because of this we are recommending immediate inspection.



Perfect as a bolt-hole for those wanting to downsize but not downgrade, the position and surroundings of this fine home are nothing but first class.

Benefitting from a quality finish, allocated parking bay with further visitor parking, an almost 30ft Southerly facing rear garden, mainly laid to lawn and with outlook onto trees providing plenty of privacy, the many stand out features mirror the property's excellent location.

Accommodation comprises welcoming entrance hall, lounge with doors to the garden, integrated kitchen/breakfast room, downstairs cloakroom, two generous double bedrooms with wardrobes, ensuite shower room and a contemporary bathroom.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South.

Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within 15 minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green.

Tenure - Freehold  
Council tax band - D

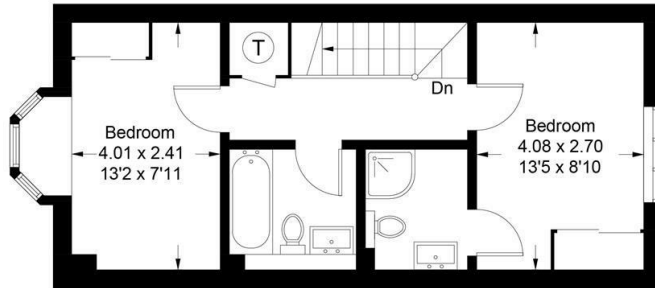




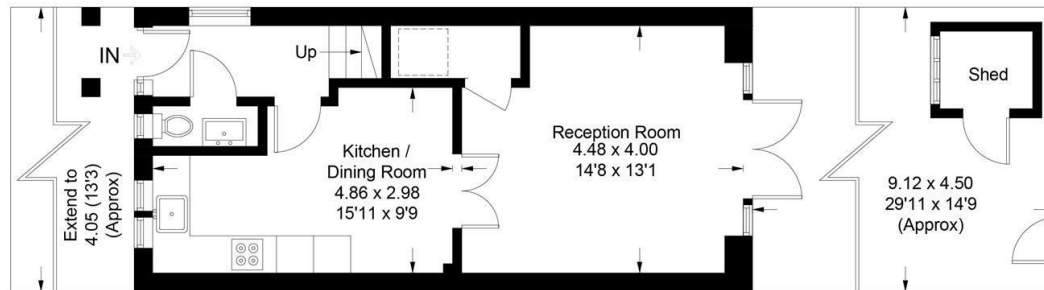




Approximate Gross Internal Area = 75.0 sq m / 807 sq ft  
(Excluding Shed)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID941868)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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		
England & Wales	EU Directive 2002/91/EC	

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The  
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