



Berry Meade, Ashtead

The **PERSONAL** Agent



# POA

## Freehold

- Immaculately presented family home
- Quiet position in popular residential road
- Three generous bedrooms
- Family bathroom & separate shower room
- Impressive living/dining areas
- Modern kitchen with granite worktops
- Large driveway with ample parking
- Great rear garden with work from home office
- Further separate utility/laundry room
- Replaced roof plus approved plans to extend

Set within a popular residential road, this attractive semi-detached home is conveniently located for the High Street, Ashted Common and within easy reach of Ashted train station which is only an 10 minute walk away and offers frequent services to Waterloo, Victoria and London Bridge.

The property has been the subject of a comprehensive refurbishment program by the current owners and warrants a closer inspection to fully appreciate the generous and flexible accommodation it provides which flows really well and enjoys lots of natural light. When you couple the wonderful presentation and generous sized rooms along with the highly convenient setting, this home really does offer the best of both worlds for any purchaser.

Craddocks Parade is within a short walk for all daily essentials and the nearby Ashted Village high street offers a good range

of independent shops and high street favourites. The property is within the catchment and close proximity of excellent schools with local amenities including the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by as well as Ashted Common.

From a practical sense, the property offers an welcoming entrance hall, spacious living room that links to a dining/family area, modern fitted kitchen with granite worktops, refitted downstairs shower room and a detached utility/laundry room.

On the first floor there are three exceptionally well proportioned bedrooms and a modern family bathroom. Outside there is a generous driveway with parking for two/three cars, a highly useful detached work from home office/studio and a secluded rear garden that complete this home.

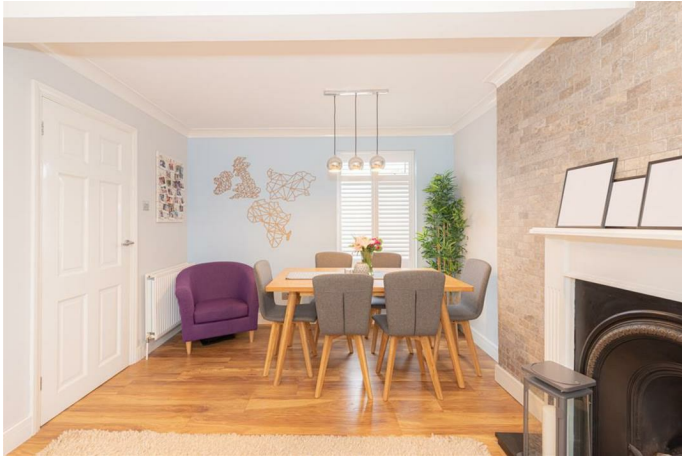


The property further benefits from a replaced roof, planning permission granted for a rear single storey extension and the potential for our vendor to be suited.

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.

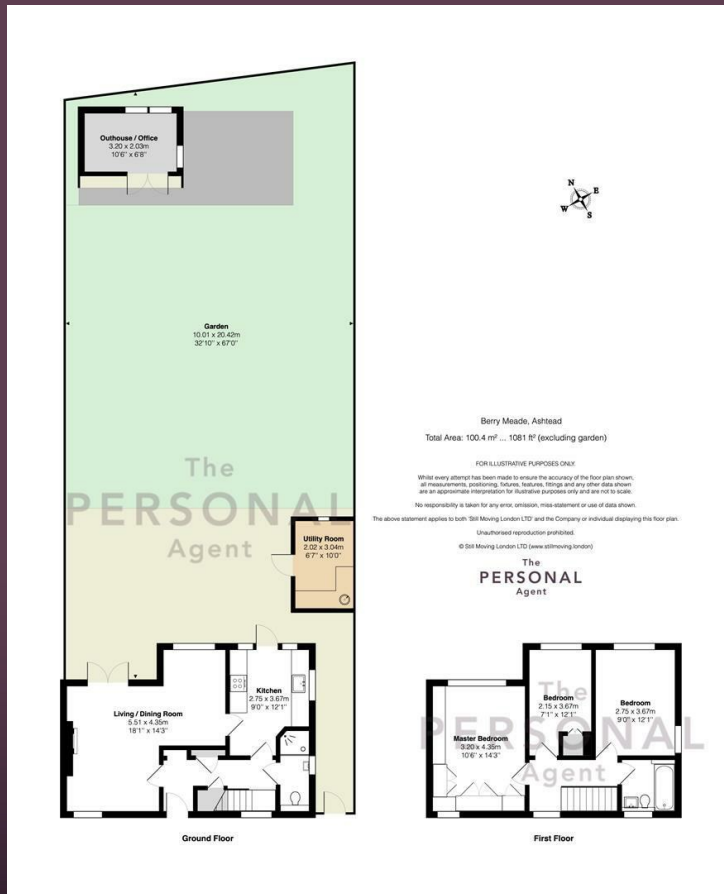
Step out your front door and within a few minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green, public house and duck pond making it ideal for walking and cycling enthusiasts alike.

Freehold









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

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



