



Stonny Croft, Ashted

# POA

## Freehold

- No ongoing chain
- Renovation required throughout
- Huge scope to extend STPP, improve & customise
- Sought after Village location
- Living room & conservatory/lean to
- Two bedrooms
- Semi-detached bungalow
- Driveway with parking
- Close to Ashted High Street & shops
- Private rear courtyard garden



Set within a popular residential road, this semi-detached bungalow is conveniently located for the High Street, Ashted Common and within easy reach of Ashted train station which is only an 12 minute walk away and offers frequent services to Waterloo, Victoria and London Bridge.

The property provides huge scope to modernise and customise to the individual clients requirements and also benefits from significant potential to extend subject to the usual planning consents.

Whilst the property undoubtedly requires updating, it should be noted that it is mainly double glazed, has gas central heating, appears to have been partially rewired and benefits from a partly modernised kitchen and some re-plastering throughout. Essentially, this is a unfinished project which provides the perfect opportunity for a buyer to place their own stamp on it.

The property benefits from entrance hall, living/dining room, part-modernised kitchen, two bedrooms, white bathroom suite, conservatory/lean to, further covered store and a detached brick-built garden store too.

To the front is a driveway with off street parking and there is also a private rear courtyard with access gate to the rear.

Craddocks Parade is within walking distance for all daily essentials and the nearby Ashted Village high street offers a good range of independent shops and high street favourites. Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by.

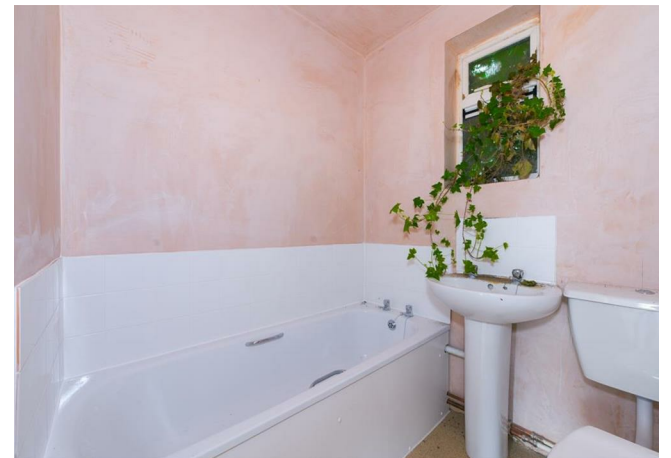
Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with commuters due to the excellent rail links, the villages shops,

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













#### Ground Floor

Stonny Croft, Ashted

Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding garden)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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