

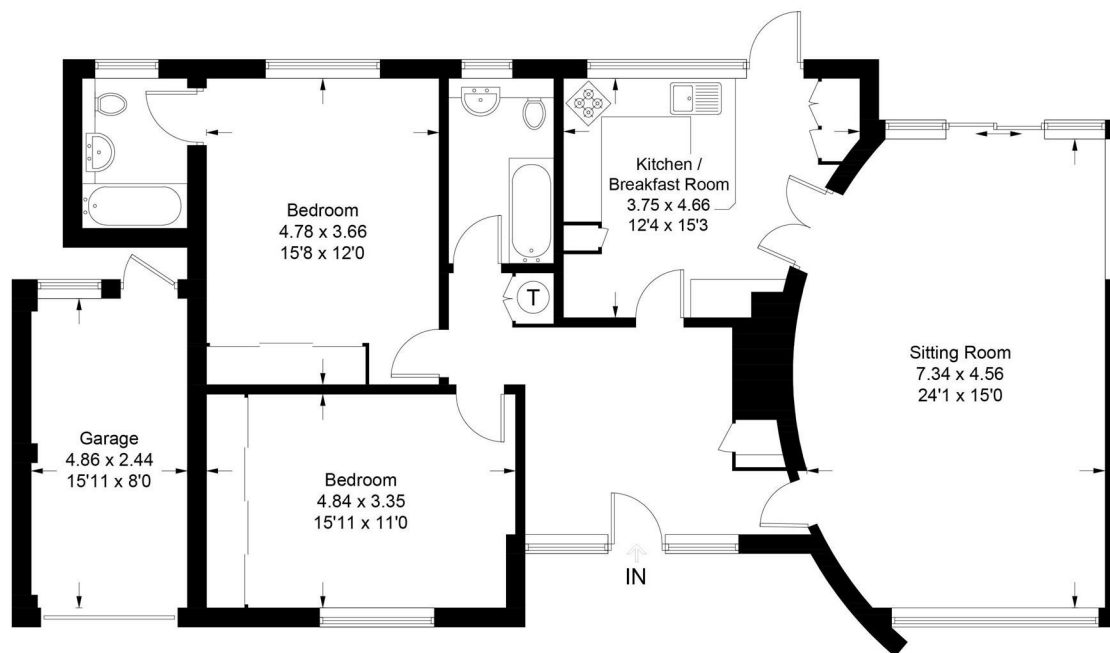


24 Broadhurst, Ashted, Surrey, KT21 1QD

Guide Price £800,000



Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft  
 Garage = 12.0 sq m / 129 sq ft  
 Total = 124.4 sq m / 1339 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1054975)  
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- DETACHED BUNGALOW
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MUCH LOVED GARDENS
- CLOSE TO STATION
- DUAL ASPECT LIVING/DINING ROOM
- FAMILY BATHROOM
- EN-SUITE BATHROOM
- GARAGE & DRIVEWAY
- NO ON GOING CHAIN

## Description

A generous storm porch with seating provides covered access to the sheltered front door. Once inside, a spacious and bright entrance hall, with built in storage cupboard, leads to all rooms. The dual aspect living/dining room enjoys a triple aspect with views and direct access to the garden via patio doors, with a further doors to the kitchen and the hallway. The kitchen also benefits from a door to the garden, along with a range of wall and base units housing a double oven, gas hob leaving space for a fridge freezer, dishwasher and washing machine.

The principal bedroom suite benefits from a range of fitted mirrored wardrobes, views of the garden and an en-suite bathroom with an over bath shower. Bedroom two is also double in size, has built in mirrored wardrobes and is served by a family bathroom.

Outside the garden has been carefully landscaped to feature a greenhouse, pergola flanked with raised beds and lawn bordered by further flower beds with mature shrubs. A side path leads via a gate to the front garden. A good size driveway provides parking for several cars and vehicular access to the garage.

## Situation

Broadhurst is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (41 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsend Preparatory School and St. Andrews Secondary School.

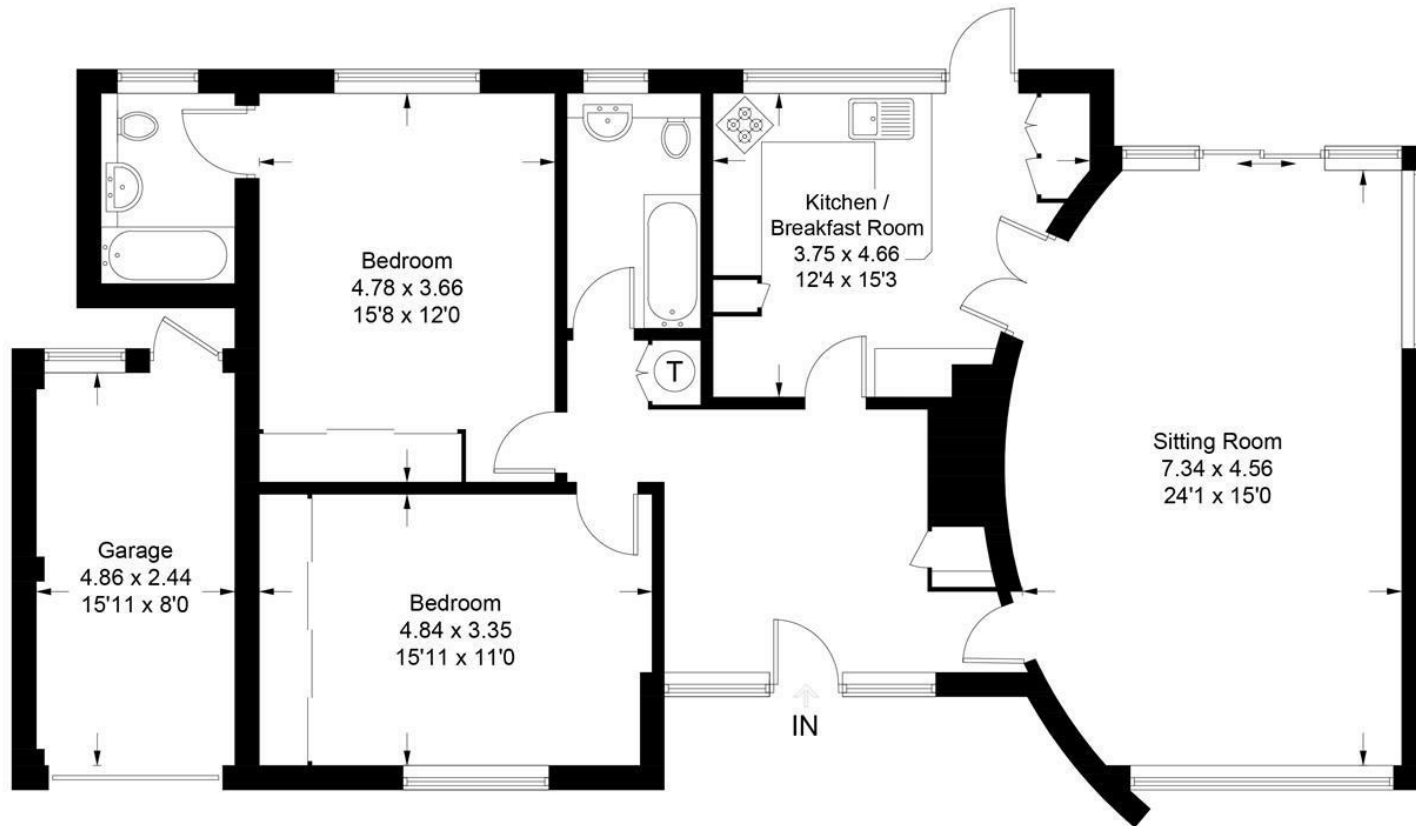
A number of independent retailers at Craddocks Parade and The Street offer quite an excellent variety of shops, including one of the newer addition, an M & S food hall, with more comprehensive shopping facilities in nearby towns of Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| EPC              | D        |
| Council Tax Band | F        |



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66 Tudor House, Ashted, Surrey, KT21 1AW  
**Tel:** 01372 271880 **Email:** ashted@patrickgardner.com  
**www.patrickgardner.com**

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