



34 The Murreys, Ashted, Surrey, KT21 2LU

Guide Price £634,950



- END OF TERRACE HOME
- PRINCIPAL BEDROOM SUITE
- TWO FURTHER BEDROOMS
- LARGER THAN AVERAGE GARDEN
- GARAGE
- OPEN PLAN LIVING/DINING
- KITCHEN
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- NO ON-GOING CHAIN

## Description

Located in a cul-de-sac location less than a mile (0.91 miles) from Ashted mainline station, this end of terrace home has a larger than average garden and is offered with no on-going chain.

A part-glazed front door leads to an entrance hall with cloakroom and under-stairs storage. The property is currently configured with a separate kitchen with sliding glass serving hatch, comprising oven with gas hob over, a range of cupboards complemented by worksurfaces and space for white goods. The open plan 'L' shape living/dining room enjoys views over and door out to the rear garden.

On the first-floor, the principal bedroom benefits from a walk-in wardrobe and an en-suite shower room. Two further bedrooms, one with built-in wardrobes, are served by a family bathroom.

The rear garden is mainly laid to lawn and extends in an 'L' shape with a south westerly aspect. To the rear of the garden and just out of sight, an area of patio provides hardstanding for a shed. A side gate leads to an adjacent allocated parking space with garage en-bloc opposite.

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and Ashted's mainline station which provides services to London Waterloo, London Bridge and Victoria.

The area abounds a wealth of open Green Belt including Ashted Common Nature Reserve and Ashted Park. Highly regarded local schools both state and private nearby include West Ashted, The Greville, Barnett Wood and Rosebery in Epsom.

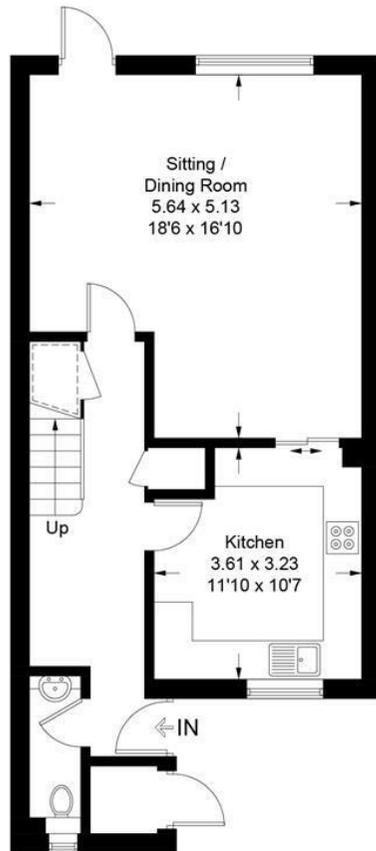
A choice of recreational pursuits nearby include Ashted Football Club, Cricket Club and Squash Club. Further afield both Tyrrells Wood and Patchesham golf clubs can be found in Leatherhead respectively.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F

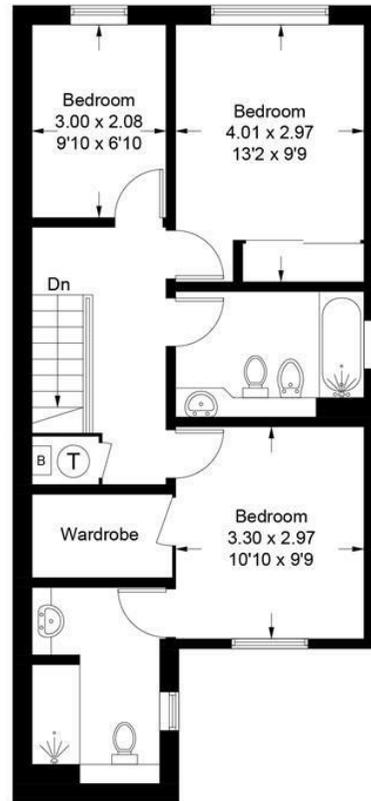


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft  
Garage / Outside Cupboard = 13.4 sq m / 144 sq ft  
Total = 120.1 sq m / 1292 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1149520)

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