



22 Summerfield, Ashted, Surrey, KT21 2LF

Asking Price £620,000





- WELL PRESENTED & EXTENDED HOME
- MODERN KITCHEN
- WELL MAINTAINED GARDEN
- DESIRABLE DEVELOPMENT
- WALKING DISTANCE OF STATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DRIVEWAY PARKING & GARAGE
- CLOSE TO WELL REGARDED SCHOOLS
- CUL-DE-SAC LOCATION

## Description

From a landscaped front garden the front door, sheltered by a storm porch opens into the hallway. The fitted kitchen is located to the front of the property and features a range of wall and base units with a built in fridge freezer, oven, gas hob and extractor over. There is also space for a dishwasher and washing machine with a side door to the garden. The living room is generous in size and features a log burning stove with a stylish mantel over. From here, doors lead through to the striking and bright extension, featuring a contemporary part glazed ceiling and patio doors to the garden. A toilet and under-stairs storage cupboard complete the ground floor.

Off the first-floor landing is an airing cupboard and doors to; two double bedrooms, each with fitted wardrobes and a single bedroom, all served by a family bathroom.

Outside is a neat enclosed family garden, mainly laid to lawn with rear garage access, a pathway to a further side garden area and a handy side access gate. To the front is a further garden laid to lawn with well stocked flower beds and a driveway leading to the single garage.

## Situation

Situated on this popular development between the village and station, this family property has access to a large selection of independent retailers in the village centre, offering an excellent choice of everyday shopping and services.

Schooling within Ashted is a particular draw, with a wide choice of state and private schools, each well regarded.

In addition, local amenities including sports clubs, doctors surgery and Library to name but a few, are all easily accessible.

Ashted mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

**Tenure**

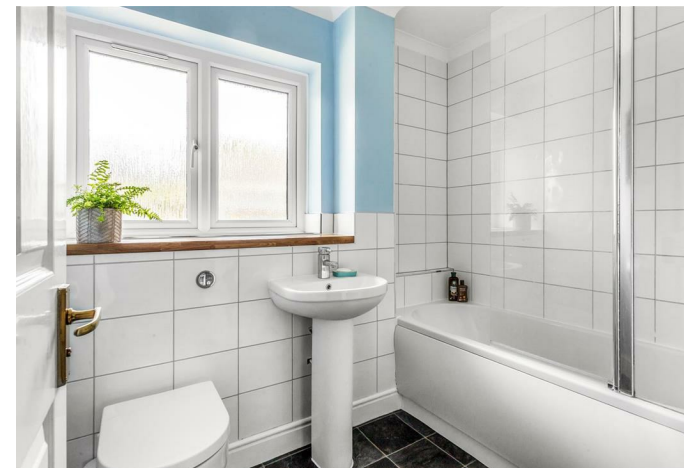
Freehold

**EPC**

C


**Council Tax Band**

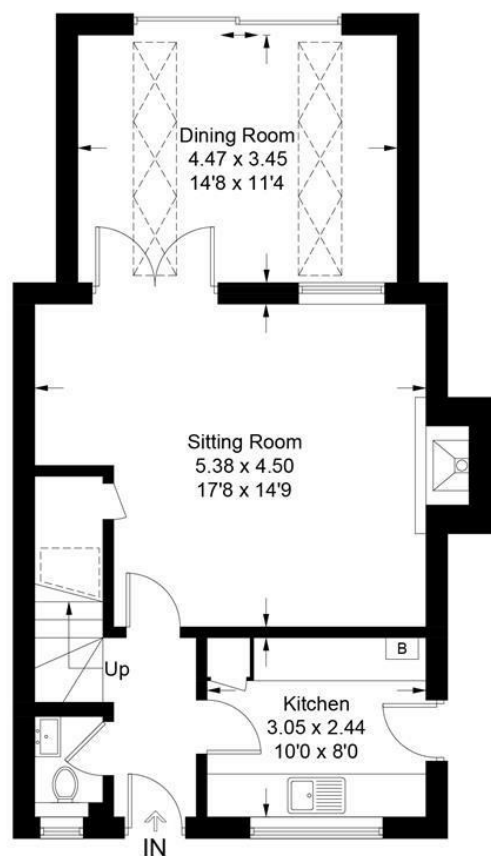
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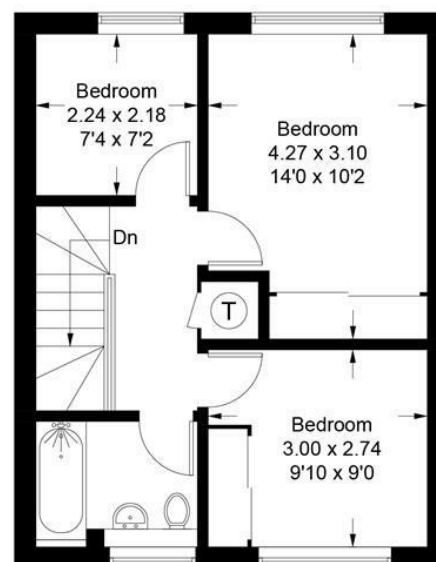


Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 111.6 sq m / 1201 sq ft

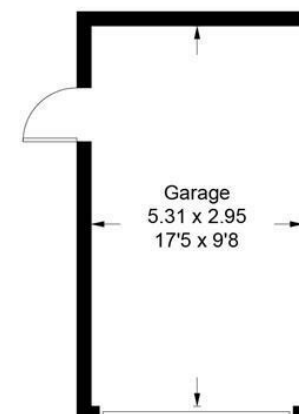
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Outbuilding**

(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. (ID1092486)

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