



65 Berry Meade, Ashtead, Surrey, KT21 1SF

Asking Price £540,000

**patrick  
gardner**  
RESIDENTIAL



- SEMI-DETACHED FAMILY HOME
- KITCHEN WITH DOOR TO GARDEN
- FAMILY BATHROOM
- BRICK GARDEN STORE
- 0.65 MILES TO MAINLINE STATION
- DOUBLE ASPECT LIVING/DINING ROOM
- THREE BEDROOMS
- ATTRACTIVE 103FT REAR GARDEN
- DRIVEWAY PARKING
- NO ON-GOING CHAIN

## Description

This superb semi-detached home is located in a popular residential location just 0.65 miles from Ashtead mainline station and is rarely available having been in the same family ownership since new.

A welcoming entrance hall benefits from under-stairs storage and natural light. The kitchen to the rear of the property comprises integrated fridge & freezer, a range of storage cupboards and appliances including a washing machine and oven. Conveniently, there is also a door to the garden. A double aspect open plan living/dining room with feature recess shelving and electric fire completes the downstairs accommodation.

Upstairs, the main bedroom has a range of fitted wardrobes and additional built-in storage. This, and two further bedrooms are served by a fully tiled family bathroom featuring bath with electric shower over, w.c and wash hand basin.

Outside. The rear garden is mainly laid to lawn with a selection of mature shrubs and trees for interest which compliment a generous patio. A brick store with power and light is currently used as a utility area and features a separate gardener's w.c. (not currently working). Side access leads to the front driveway providing space for off street parking.



## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and The Street which include a variety of excellent independent retailers including butcher, greengrocer, bakery and a selection of pubs and restaurants.

Ashtead's mainline station provides fast and frequent services to London Bridge, Waterloo and Victoria. The area abounds a wealth of open Green belt including Ashtead Common Nature reserve and Ashtead Park.

Highly regarded local comprehensive and private schools nearby include The Greville School, Barnett Wood Infant and Rosebery in Epsom.

A choice of recreational pursuits nearby include Ashtead Football Club, Cricket Club and Squash Club located in Skinners lane. Further field both Tyrrells Wood and Pachesham Park golf clubs can be found in Leatherhead respectively.

### Tenure

Freehold

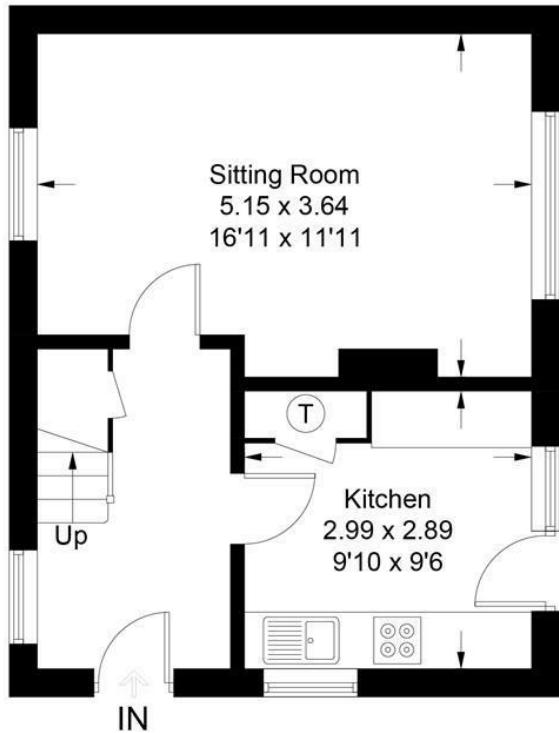
### EPC

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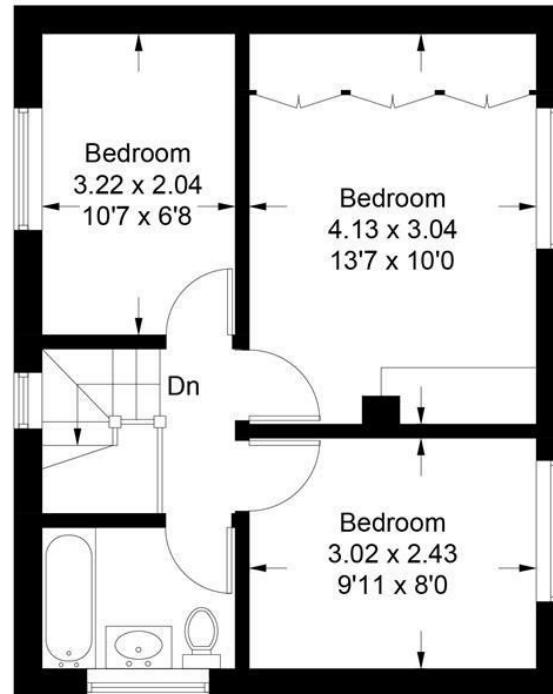
### Council Tax Band

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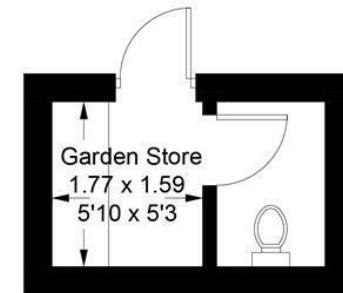
Approximate Gross Internal Area = 71.1 sq m / 765 sq ft  
 Garden Store = 5.2 sq m / 56 sq ft  
 Total = 76.3 sq m / 821 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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