



Berry Meade, Ashted, Surrey, KT21 1SG

Guide Price £645,000 Freehold

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- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- IDEALLY LOCATED FOR STATION, SHOPS & SCHOOLS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- APPROX 90FT SOUTH-WEST FACING GARDEN
- OFF STREET PARKING
- THOUGHTFULLY EXTENDED

**Tudor House, 66 The Street
Ashted Surrey
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The Property Having been thoughtfully extended and modernised, this much loved semi-detached family house offers buyers three good size bedrooms, flexible family living space, off street parking and a landscaped family garden. This home is situated in a popular residential road close to well-regarded schools including The Greville Primary and Rosebery School for Girls and benefits from being close to the extensive choice of shops and pubs within Ashted Village as well as it's mainline commuter station.

The front door opens onto a light and airy entrance hall with under-stairs storage. An extended living room features a charming recess log burner, relaxed seating and study area's then flows through to a dining/family area with pyramid skylight and sliding patio doors opening on to an inviting family garden. A stylish fitted kitchen with an indulgent range of wall and base units, some housing integrated appliances is finished with complementary worktop surface. The kitchen returns to the hall past a handy utility cupboard, coat cupboard and separate beautifully fitted shower room. The first floor enjoys a bright naturally lit landing with loft access. The principal bedroom offers plenty of space for a range of freestanding furniture and enjoys views to the garden. Two further good-sized bedrooms also feature, all served by a modern family bathroom with white suite and over bath shower.

Outside. The property offers private driveway parking to the front with side access to the rear garden. This sunny family garden has been landscaped and lovingly maintained to provide a decked area ideal for BBQ's/Al Fresco dining, extensive lawn, mature shrubs for interest, an inviting seating area with feature pergola above and is complete with a handy shed and play area to the rear of the garden.

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 independent retailers including butcher, greengrocer, bakery and a selection of pubs and restaurants.

Ashted's mainline station provides fast and frequent services to London Waterloo and Victoria.

The area abounds a wealth of open Green Belt including Ashted Common Nature Reserve and Ashted 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 Ashted Football Club, Cricket Club and Squash Club located in Skinners Lane. Further afield both Tyrrells Wood and Patchesham Park golf clubs can be found in Leatherhead.

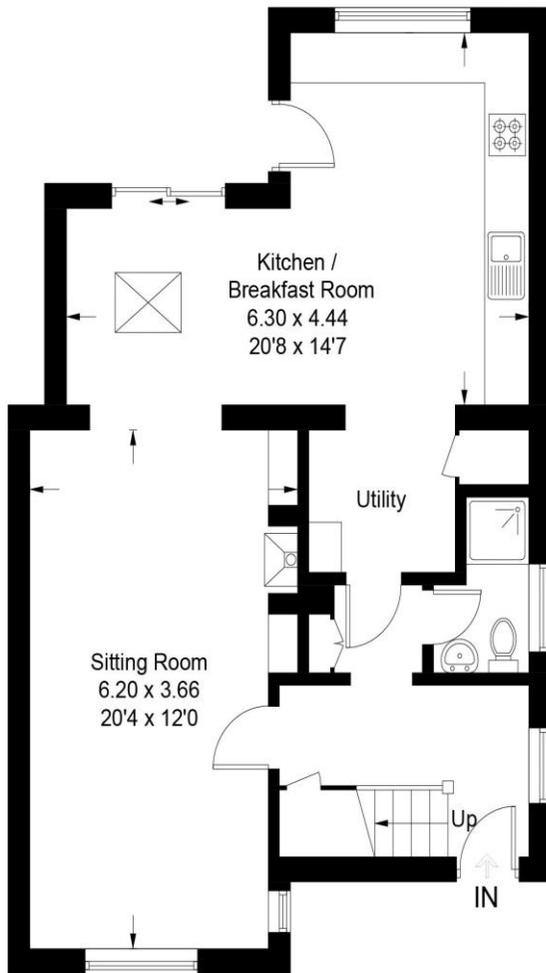
EPC **C** & Council Tax Band **E**

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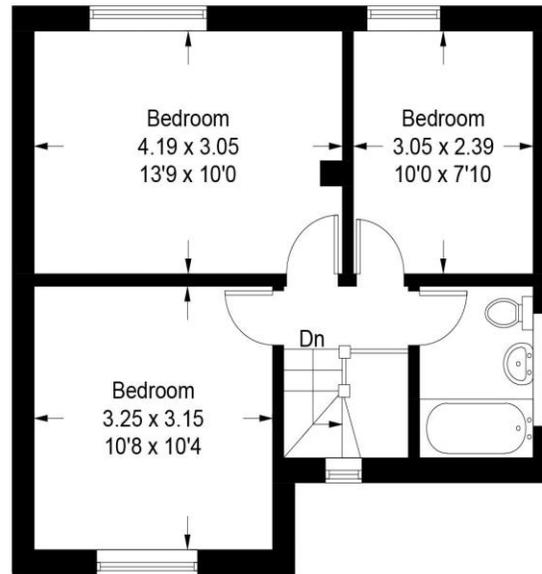




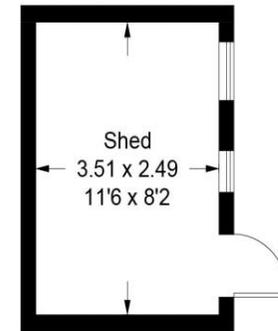
Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
Shed = 8.7 sq m / 94 sq ft
Total = 110.2 sq m / 1186 sq ft



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. (ID841569)