



**MICHAEL EVERETT & Co**

*... A Moving Experience*



## 5 Cherry Orchard, Ashtead, Surrey, KT21 1HS

CLOSE TO ASHTEAD PARK, a three double bedroom detached bungalow with good potential and offering exceptionally well proportioned accommodation throughout.

The property is set in beautiful secluded gardens and located in this well regarded residential cul-de-sac, within easy walking distance of both City of London Freemans school and The RAC Country Club.

The property requires some modernisation, but offers much scope to improve or extend, subject to planning.

Entrance hall, spacious lounge with doors opening to the garden; dining room; kitchen/breakfast room and a large bathroom with separate wc. Main bedroom with ensuite, two further double bedrooms and a family bathroom. The expansive loft room is fully boarded and separated to provide additional space. The gardens are a feature being beautifully landscaped and planted with numerous shrubs, border hedging and flowering plants.

Ideally located for access to both Ashtead and Epsom centres. Close to numerous schools for all ages, Ashtead Park and Common and Epsom Downs, home of the Derby.

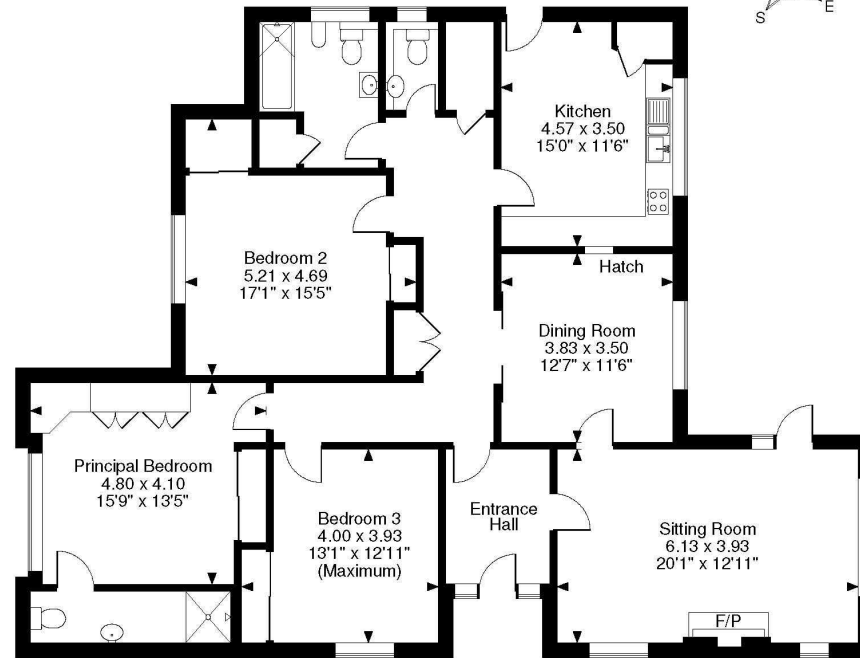
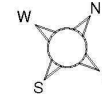


**EPC = E**

**Guide Price £950,000**



**Cherry Orchard, Ashted, Surrey**  
**Approximate Gross Internal Area**  
**1616 Sq Ft/150 Sq M**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

