



**MICHAEL EVERETT & Co**

*... A Moving Experience*

In the CENTRE OF ASHTEAD Village and **with planning permission (MO/2019/1972) for a significant two storey side extension** is this beautifully presented three bedroom semi-detached house located at the forefront of this CHARMING CUL-DE-SAC

The main accommodation includes a large entrance lobby, spacious L shaped lounge/dining room, kitchen with side access, downstairs cloakroom, main bedroom with luxury en-suite bathroom, two further bedrooms and a family shower room. Outside is a single garage and plenty of additional parking. The surrounding rear garden is mainly laid to lawn with flower and shrub borders.

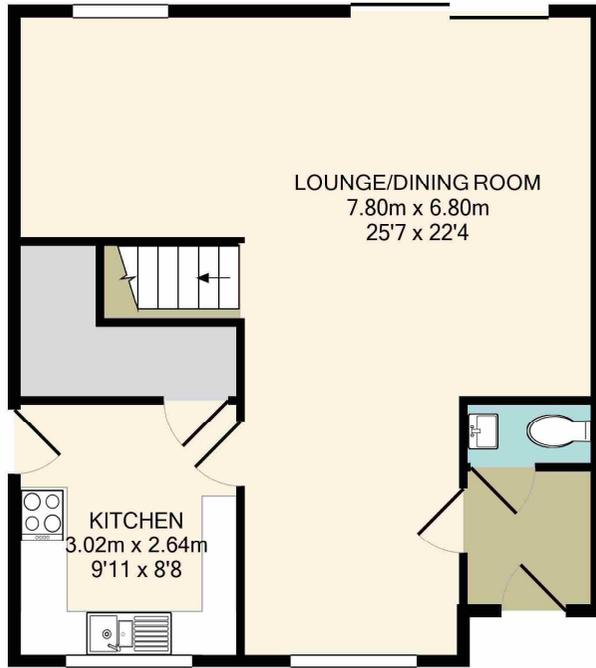
Ashtead Station offers an excellent commuter link to London. The area enjoys a wide selection of schools for all ages, principally City of London Freemans School which is within a short walk. Close to many local amenities including Ashtead Common, The RAC Country Club and Epsom Downs, home of The Derby.

Viewings recommended

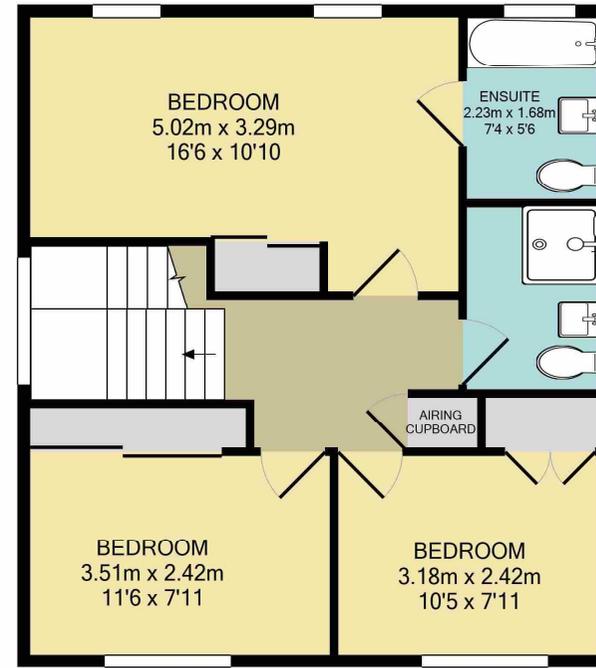


**EPC = D**

**£665,000**



Ground Floor  
Approx. Floor  
Area 50.3 Sq.M.  
(541 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 51.2 Sq.M.  
(551 Sq.Ft.)

Total Approx. Floor Area 101.5 Sq.M. (1093 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020





Tel: 01372 273448 Email: [ashtead@michael-everett.co.uk](mailto:ashtead@michael-everett.co.uk) [www.michael-everett.co.uk](http://www.michael-everett.co.uk)

**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.

