



MICHAEL EVERETT & Co
... A Moving Experience

9 Walters Mead, Ashtead KT21 2PB

A well-presented contemporary detached property which has been well maintained, located in this highly sought after residential quiet Cul de sac central to Ashtead Village, train station, shops and amenities, Ashtead Cricket and Bowling Club. The property has no onward chain.

Accommodation and amenities

Entrance Hall • Recently installed Wet room • Living Room with Dining Area • Modern Kitchen • Four Double Bedrooms • Family Bathroom • Utility Room • Detached Garage • Parking for several vehicles •

The property is situated in one of Ashtead's most sought-after locations and is conveniently situated close to excellent commuter facilities of Ashtead with the M25 being only a short drive providing access to Central London and both Heathrow and Gatwick airports.

The nearby mainline railway station provides regular trains to London including Waterloo, Victoria and London Bridge.

The area boasts an excellent range of both state and private schools, including Barnett Wood Infant School, St Andrews School, Downsend, City of London Freemen's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Ashtead also has some of the country's most delightful countryside, with nearby the famous Epsom Downs Racecourse, home of the 'Derby'.





Pathway leads to front door to Entrance Hall, under stairs storage cupboard. Recently installed Wet room, fully tiled with matching border and ceramic tiled floor, Shower, wall mounted wash handbasin, low level w.c. Sitting Room: Double aspect, wall light points wide opening to Dining area with sliding doors onto rear garden .Kitchen comprehensive range of eye level units with cupboards and drawers below, four ring gas hob with oven below, integral dishwasher, single stainless steel sink unit with mixer tap set in worktop, ceiling spotlights. Personal door to rear garden and Utility room.

From the Hallway stairs lead to First Floor Landing. Bedroom One: with built-in double wardrobes. Bedroom Two. Bedroom Three with built-in double wardrobe. Bedroom Four.

Family Bathroom: enclosed bath, mixer taps, contemporary shower, wash hand basin with mixer tap set in Vanity Unit, low level w.c., walls fully tiled.

Outside: Immediately to the rear property is a sun terrace with the garden laid to lawn with trees and shrubs offering seclusion and privacy

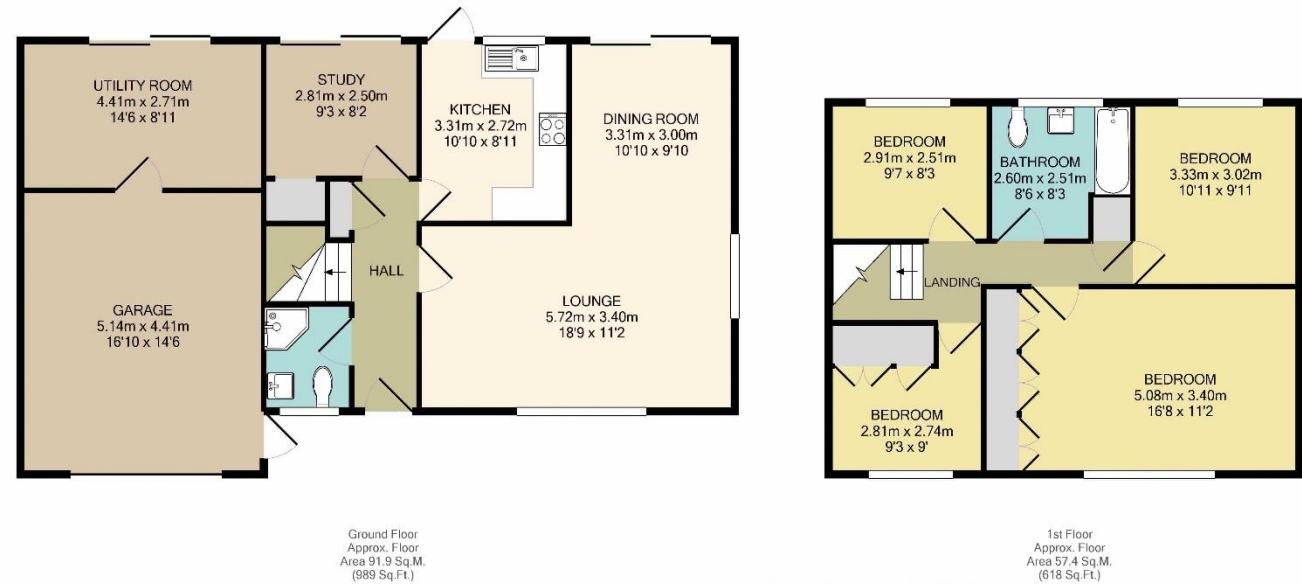


ideal for entertaining. To the front of the property there is a well maintained garden with chain linked fence, flowering trees and shrubs.

Adjacent to the property is a double garage, personal door to side and also rear additional parking spaces for two/three vehicles.

Asking Price £950,000

FREEHOLD



EPC Rating: D (68)

Council Tax Band: G

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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.

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EVERETT**