



Jackie Quinn
estate agents

7 Pepys Close, Ashted
Guide Price **£675,000**

NO ONWARD CHAIN. A generously proportioned, double fronted, three-bedroom detached bungalow featuring two reception rooms, a garage and large rear garden, quietly positioned in a peaceful CUL-DE-SAC in Ashtead.

The spacious accommodation includes a bright and airy lounge with patio doors onto the rear garden, a separate dining room, and a fitted kitchen with the added convenience of an adjoining utility room. There are three bedrooms (one currently used as an office), a bathroom and separate shower room. The property has solar panels which generate an income for the owner.

The property offers excellent potential for extension (subject to usual planning permissions) and is ideally located within close reach of several highly regarded local schools.

Externally, the sizeable rear garden which is laid mainly to lawn enjoys a southerly aspect and features a patio area, mature trees and hedging.

To the front, a private driveway provides off-street parking for two vehicles and leads to an attached garage with electric door.

The property offers scope for extension (subject to usual planning consent).

The roof space contains spray foam insulation. Buyers should satisfy themselves regarding mortgage and lending requirements, as some lenders may have specific criteria.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

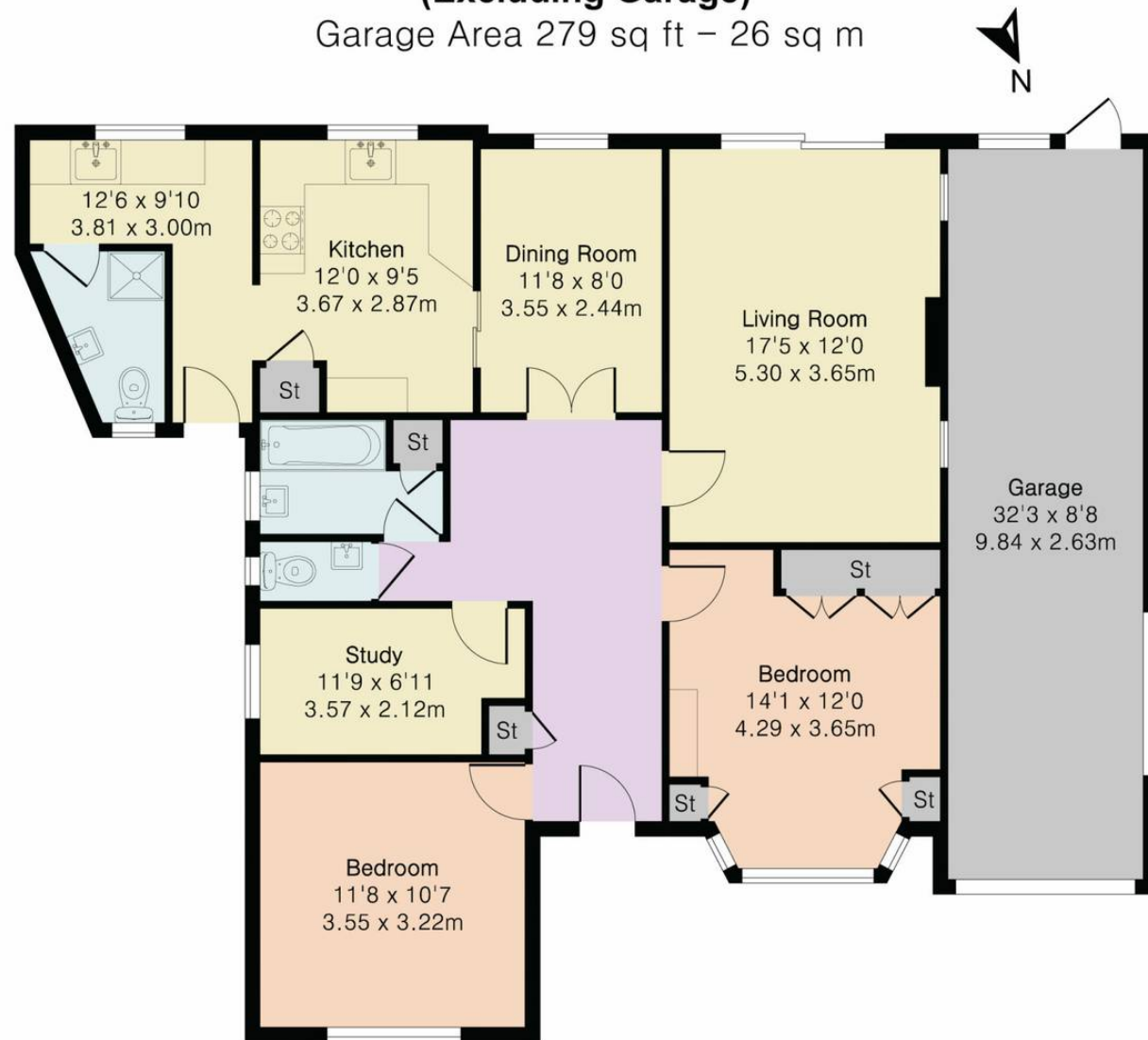
- No onward chain
- Generous living space
- South facing rear garden
- Driveway, garage & solar panels
- Scope for extension (subject to planning consent)
- Close to excellent schools including The Greville Primary and Rosebery





**Approximate Gross Internal Area 1133 sq ft - 105 sq m
(Excluding Garage)**

Garage Area 279 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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