



Jackie Quinn
estate agents

22 Summerfield, Ashtead

Guide Price **£625,000**

This extended semi-detached family home is located in a peaceful cul-de-sac within a highly regarded development, ideally positioned between the Ashted village and the station and close to many sought after schools.

Accessed via a landscaped front garden, the front door is sheltered by a storm porch and opens into a welcoming hallway. The kitchen overlooks the front aspect and is equipped with a range of wall and base units, incorporating an integrated fridge freezer, oven, gas hob with extractor over, and space for both a dishwasher and washing machine. A side door provides direct access to the garden.

The generously sized living room features an attractive log-burning stove with a stylish mantel. From here, doors open into a light-filled rear extension, enhanced by a contemporary part-glazed ceiling and patio doors leading out to the garden. A ground floor cloakroom and useful understairs storage cupboard which complete the accommodation on this level.

Upstairs are two double bedrooms, both with fitted wardrobes, a further single bedroom, a well-appointed family bathroom and airing cupboard.

Externally, the property benefits from a neat, enclosed rear garden, mainly laid to lawn, with access to the rear garage, a pathway leading to an additional side garden area, and a convenient side access gate. To the front, there is a further lawned garden along with a driveway providing access to the single garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C




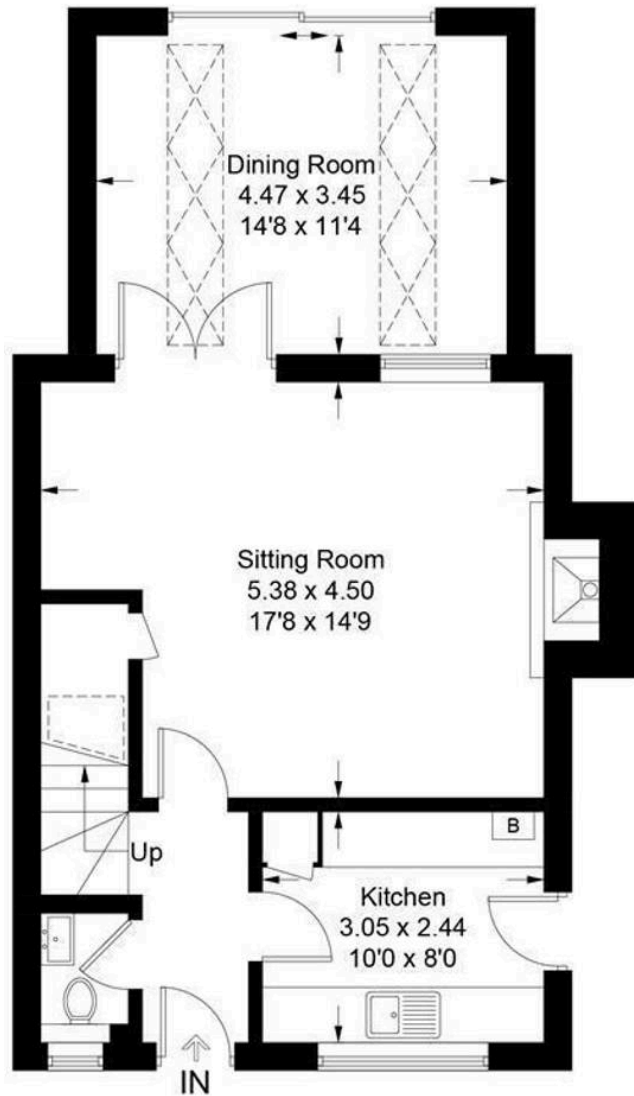


Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft

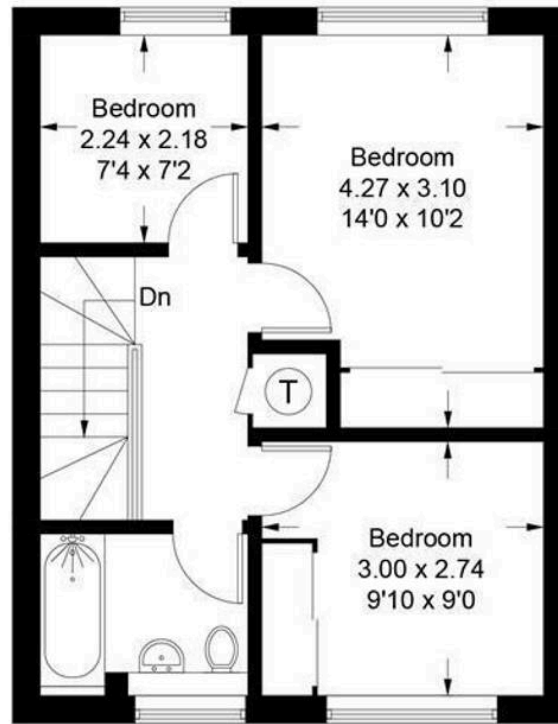
Garage = 15.6 sq m / 168 sq ft

Total = 111.6 sq m / 1201 sq ft

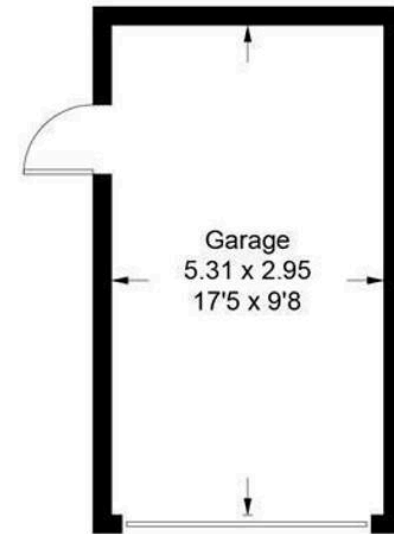
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Outbuilding

(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. (ID1092486)



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