



Jackie Quinn
estate agents

19 Church Road, Ashtead

Guide Price **£680,000**

Situated within a quiet and sought after cul-de-sac, this three bedroom detached bungalow enjoys a convenient location close to Ashted railway station and a range of local shops and amenities. The station provides frequent services to Victoria and Waterloo making it ideal for commuters.

The accommodation is arranged around a spacious and welcoming entrance hall. To the front of the property, the bright and comfortable living room benefits from a large bay window, allowing for plenty of natural light. There are two generous double bedrooms and a further single bedroom, all served by a well appointed bathroom.

The kitchen flows seamlessly into the dining area, creating a sociable space for everyday living and entertaining.

Outside, the rear garden which is predominantly laid to lawn and complemented by raised planting beds and a garden shed offers excellent space for both relaxation and gardening enthusiasts.

The property is also well positioned for a selection of highly regarded schools, including Barnett Wood Infant School, The Greville Primary School, Rosebery School and St Andrew's Catholic School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

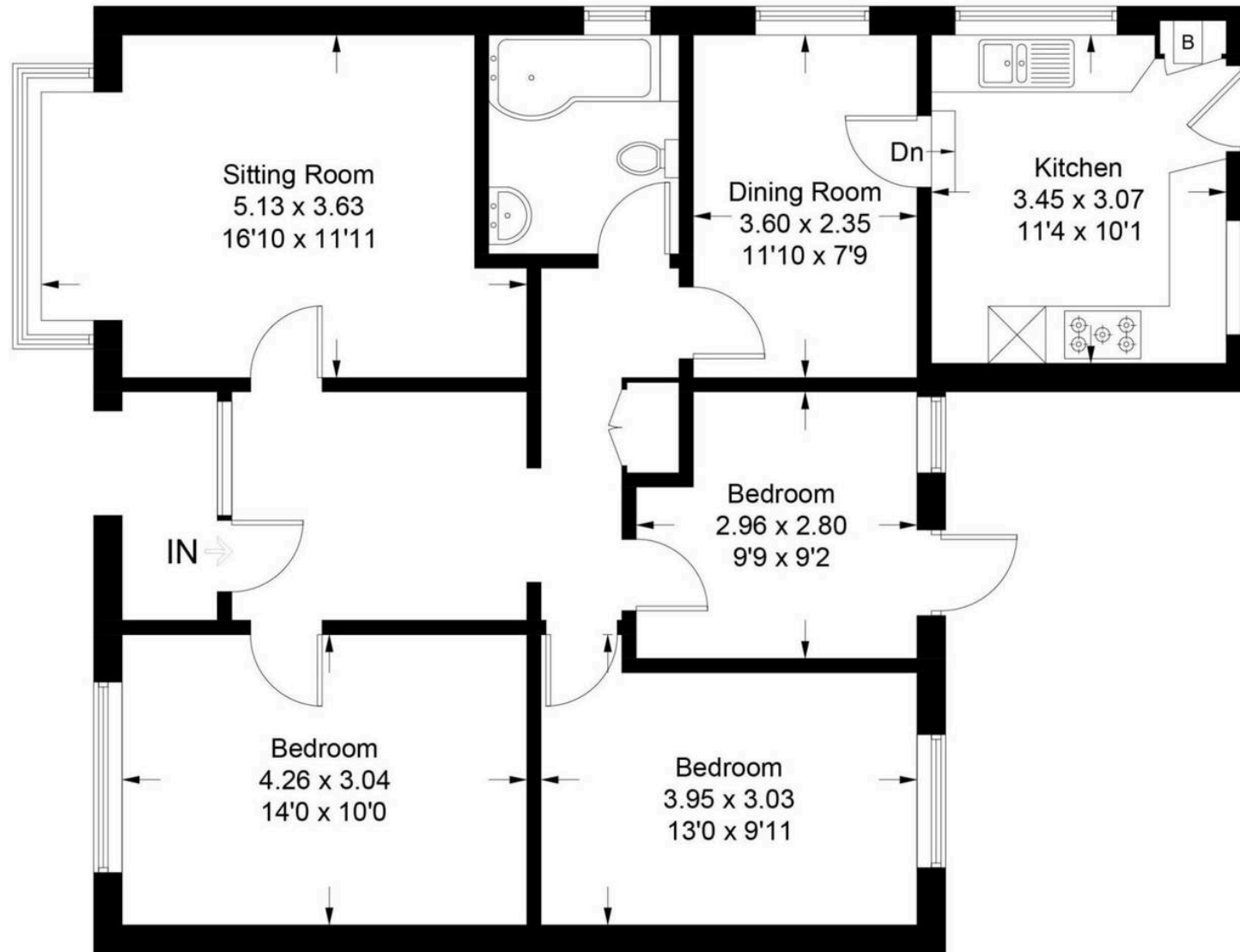
EPC Environmental Impact Rating: D

- Highly convenient cul-de-sac location
- Close to shops, schools and Ashted train station
- Two reception rooms
- South westerly facing rear garden





Approximate Gross Internal Area = 88.6 sq m / 954 sq ft



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. (ID840609)



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