



46 Oakhill Road

Ashted, KT21 2JG

Offers in excess of £489,950


The local agent
thelocalagent.co.uk



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The Local Agent is delighted to offer this well presented two bedroom detached bungalow with beautifully landscaped gardens with a detached studio/office.

Accommodation comprises of a spacious Lounge/diner with wood block flooring and doors out to the garden, a dual aspect fitted kitchen, re-fitted white bathroom suite with separate shower cubicle, a master bedroom with fitted wardrobes and a second bedroom (used as a dining room). Other benefits include double glazing, gas central heating, a large driveway providing off street parking and potential for extension subject to consent. The log cabin is insulated, has wood flooring, lighting and a TV point. The garden also benefits from a garden shed and water feature.

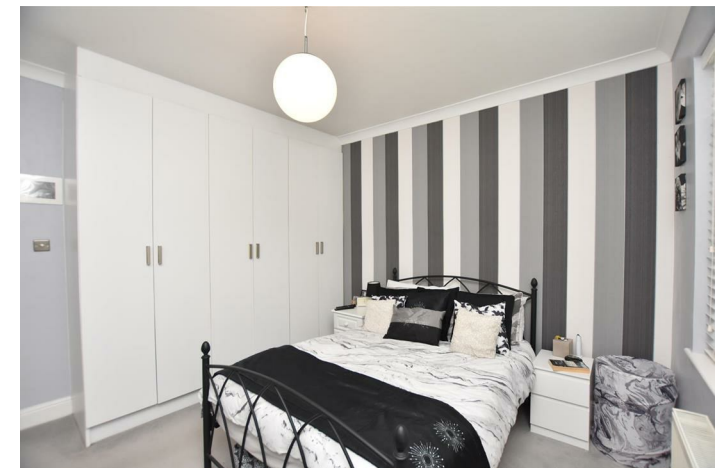
Property Features

Detached Bungalow
Extension Potential STC
Two Bedrooms
Lounge/Diner
Fitted Kitchen
Modern Bathroom With Shower
Beautifully Landscaped Garden
Studio Room/Office
Ample Off Street Parking

Council Tax Band: E
Tenure: Freehold
EPC Rating: E
Total approximate floor area: 788.00 sq ft

Location

Ashted is a village located just inside the M25 in Surrey with lots of open green space especially Ashted Common. There are a selection of outstanding state and private schools, a mainline station with direct links into London Victoria and London Waterloo, several bus routes and a high street with a new M&S as well as lots of independent local shops and few pubs and restaurants nearby.





Total Area: 73.2 m² ... 788 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE.
Windows and door openings are approximate.

Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them

Viewing Information

Please contact our Epsom Office on 01372 253 252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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