



Berry Meade,





# £400,000

## Freehold

- Two double bedrooms
- Semi-detached chalet bungalow
- Quiet position in residential road
- Spacious reception room
- Modern fitted kitchen
- Downstairs shower room
- Ensuite cloakroom
- South/West 49ft x 29ft rear garden
- Detached summer house
- Walk to High Street, Station, & Common

Set within a popular residential no-through road, this cleverly extended semi-detached chalet style bungalow is conveniently located for the High Street, Ashted Common and within easy reach of Ashted train station which is only an 11 minute walk away and offers frequent services to Waterloo, Victoria and London Bridge.

The property warrants a closer inspection to fully appreciate the generous and flexible accommodation it provides which flows really well and enjoys lots of natural light. When you couple the generous sized rooms along with the convenient setting, this home really does offer the best of both worlds for any downsizer.

Craddocks Parade is within a short walk for all daily essentials and the nearby Ashted Village high street offers a good range of independent shops and high street favourites. Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by.



From a practical sense, the property offers an entrance hall, spacious living/dining room, modern fitted kitchen with integrated appliances, utility room, downstairs shower room and generous ground floor double bedroom that can also be utilised as a second reception room if desired.

On the first floor there is the main bedroom with modern en-suite cloakroom facilities, fitted wardrobes and access to loft/eaves storage space. Outside there is a driveway with parking for two/three cars, a highly useful detached summer house which offers the potential to work from home or be used as a office/studio and a highly secluded 49ft x 29ft South/West facing rear garden that complete this home.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

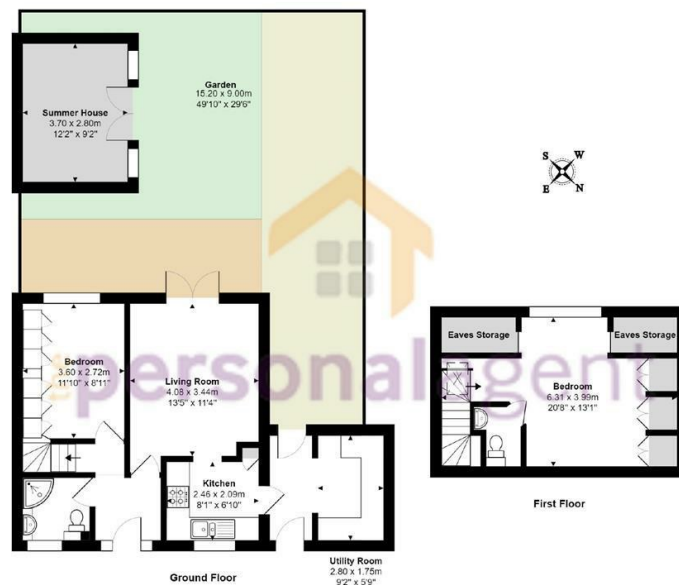
Step out your front door and within a few minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green, public house and duck pond making it ideal for walking and cycling enthusiasts alike.

Freehold









Berry Meade, Ashtead  
Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup> (excluding garden, summer house)  
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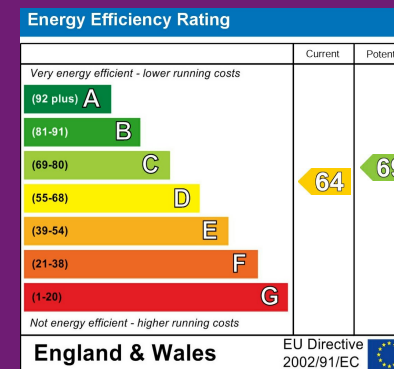
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