

89 Berry Meade, Ashtead, Surrey, KT21 1SF

Asking Price £595,000









- SEMI-DETACHED FAMILY HOME
- KITCHEN AND UTILITY ROOM
- CONSERVATORY
- DOWNSTAIRS W.C.
- CLOSE TO MAINLINE STATION
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARDEN
- NO ON-GOING CHAIN

Description

An enclosed porch leads through to the hallway with under-stairs cupboard and doors to living room and kitchen. The living room with feature fireplace is complemented by a separate dining with opening to an additional conservatory to the rear which offers direct access to the garden. The kitchen offers a range of fitted wall and base units with built-in microwave, hob and extractor over. From the kitchen side door is a separate utility area, w.c. and useful secure covered side passageway.

The first-floor comprises three bedrooms, one with fitted storage, all served by a family bathroom with separate toilet and storage cupboard on the landing.

Outside the south easterly rear garden features a generous patio area leading to lawn edged with established trees and shrubs. To the front of the property is a paved driveway enclosed by a brick wall and hedging.

Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and The Street which include a variety of excellent independent retailers including butcher, greengrocer, bakery and a selection of pubs and restaurants.

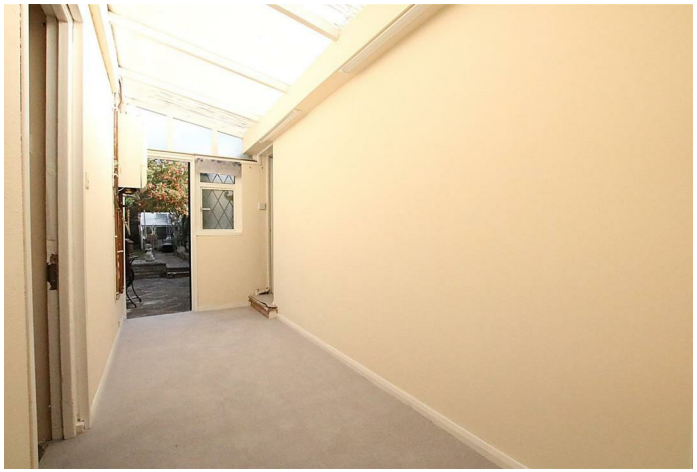
Ashtead's mainline station provides fast and frequent services to London Bridge, Waterloo and Victoria. The area abounds a wealth of open Green belt including Ashtead Common Nature reserve and Ashtead Park.

Highly regarded local comprehensive and private schools nearby include The Greville School, Barnett Wood Infant and Rosebery in Epsom.

A choice of recreational pursuits nearby include Ashtead Football Club, Cricket Club and Squash Club located in Skinners lane. Further field both Tyrrells Wood and Pachesham Park golf clubs can be found in Leatherhead respectively.

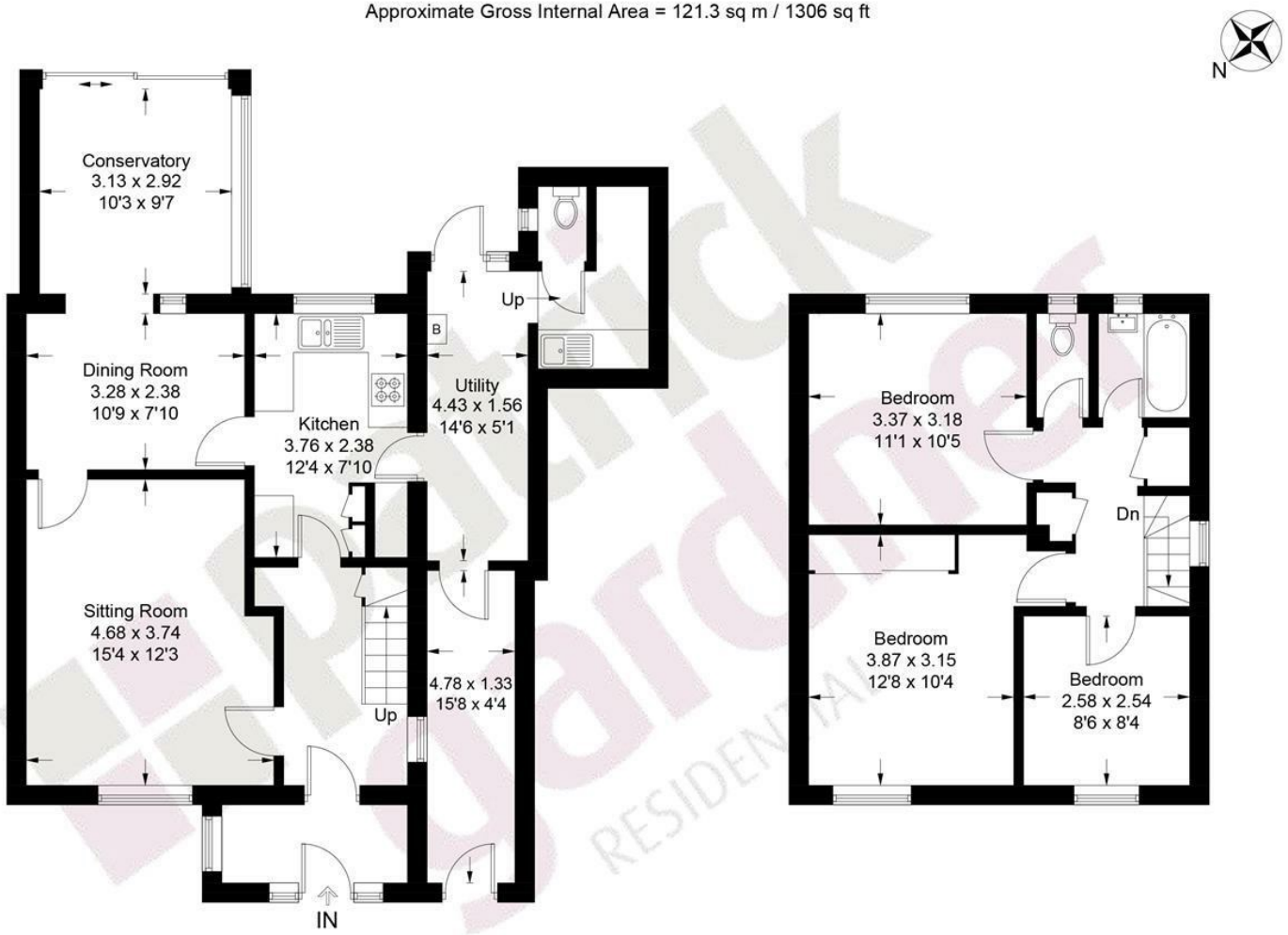
Tenure	Freehold
EPC	D
Council Tax Band	E







Approximate Gross Internal Area = 121.3 sq m / 1306 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. (ID1339163)

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