



19 Elliston Way, Ashted, Surrey, KT21 2FD

Price Guide £535,000



- BUILT BY BEWLEY HOMES IN 2012
- ALLOCATED OFF STREET PARKING
- FITTED KITCHEN WITH DINING AREA
- JULIETTE BALCONY
- COMMUNAL PARKLAND
- 2 DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM W/C
- SEPARATE LIVING ROOM
- PRIVATE GARDEN
- EXCELLENT LOCAL SCHOOLS

Description

This beautifully presented and maintained modern family home is offered to the market in turn key condition.

From the neat front garden a substantial door opens into a bright and welcoming hallway which features a handy cloaks storage cupboard as well as a guest toilet. To the front aspect is the kitchen, featuring a range of wall and base units with coordinated worktops, housing a; built-in washing machine, double oven, gas hob with extractor over, fridge freezer and dishwasher. This room also has space for a breakfast table despite there not being one shown in our picture. The living/dining room overlooks the garden with double doors out, and provides ample space for lounge furniture in one area, leading to another space ideal for dining furniture.

Upstairs there are two double bedrooms, and either could work well as the principal bedroom, each with built-in storage and one with a Juliet balcony. The property also benefits from a fully boarded loft space. A modern family bathroom with built-in storage and over bath shower complete the living accommodation.

Outside. The rear garden has been laid to patio for ease of maintenance and features a shed, ample al-fresco dining space and a rear gate providing practical access to the property's private parking space behind.

In addition, there is ample on-road parking and visitor bays within easy reach as well as vast communal grounds for uses of all residents with seating areas, landscaped areas and foot paths for walks towards the developments own play park.



Situation

19 Elliston Way is situated in a popular residential area of Ashted, Surrey, offering convenient access to the village centre, local amenities, schools and transport connections.

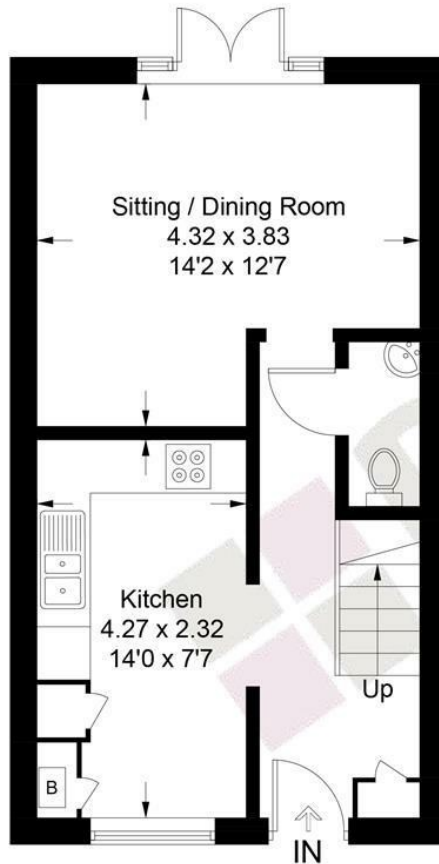
For everyday shopping, the village centre on The Street is easily accessible, with M&S Foodhall, Co-op, bakers and butchers among the local options. Ashted's shops, cafés, restaurants and pubs provide a useful selection of amenities, while Leatherhead and Epsom offer a wider choice of retail, leisure and professional services.

The area is particularly well suited to families, with several schools within easy reach. West Ashted Primary School, Barnett Wood Infant School, The Greville Primary School and St Giles' CofE Infant School are also nearby. St Peter's Catholic Primary School and Downsends School provide further educational options, while St Andrew's Catholic School is one of the closest secondary schools.

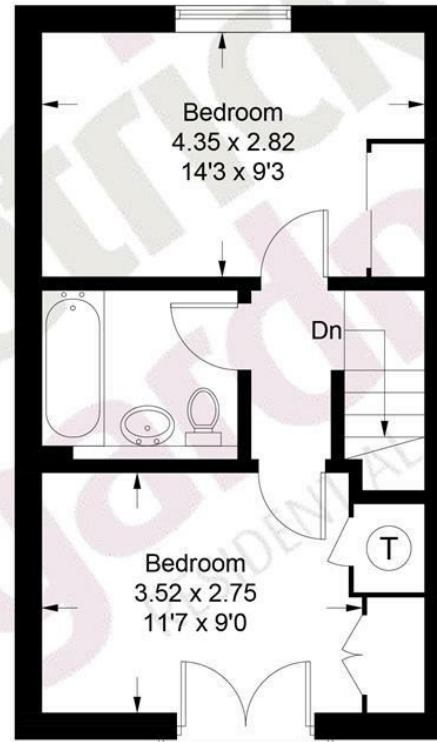
Transport links are another advantage. Ashted railway station is approximately 1.6 kilometres (1 mile) from the property, with Leatherhead station around 2.5 kilometres away. Ashted station provides rail services and has car parking, cycle storage and bus connections.

Tenure	Freehold
EPC	C
Council Tax Band	D
Estate Charge	£850.00 per annum currently

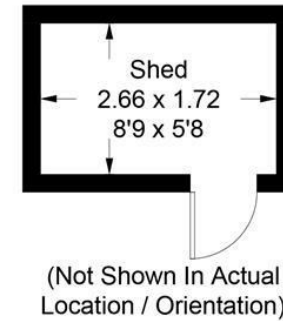
Approximate Gross Internal Area = 69.0 sq m / 743 sq ft
Shed = 4.5 sq m / 48 sq ft
Total = 73.5 sq m / 791 sq ft



Ground Floor



First Floor



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. (ID1333755)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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