



26 The Murreys, Ashted, KT21 2LU
Guide price £700,000

 4  2  1  C

GROSS INTERNAL FLOOR AREA =
146.59 M2 / 1577.88 SQ2 - A REAL
TARDIS!

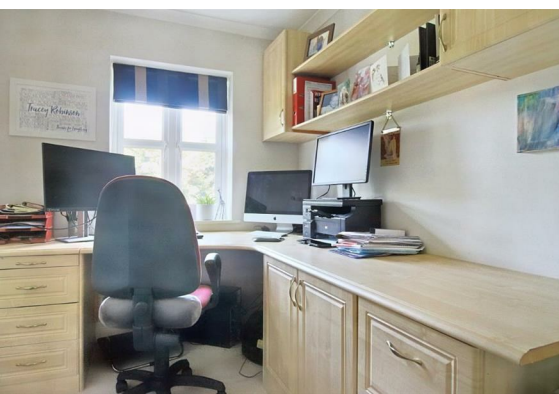
Situated in very quiet cul-de-sac
surrounded by greenery, this spacious
Mews style home offers well-proportioned
accommodation set over 3 floors.

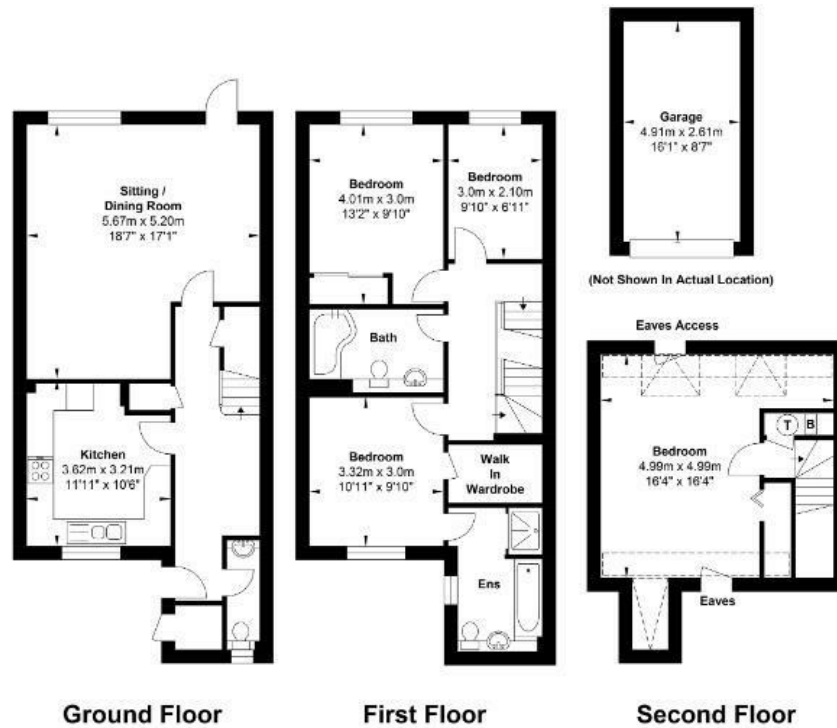
On the ground floor is a generous
entrance hall with cloakroom off; fitted
kitchen/breakfast room and open plan
living/dining Room. On the first floor is the
principle bedroom with walk-in wardrobe
and large en-suite bathroom; another
double bedroom and a single
bedroom/study plus the family bathroom.
The top floor offers a huge additional
bedroom with extensive storage and a
study area off.

Outside is an attractive front garden with
storeroom and the secluded rear garden
with patio and rear gate access. There is
also a garage and off street parking for
several cars.

Located in a popular no through road with
easy access to local facilities including
village shops, highly regarded schools,
bus service and Ashted main line train
station (London approx 40/45 mins).







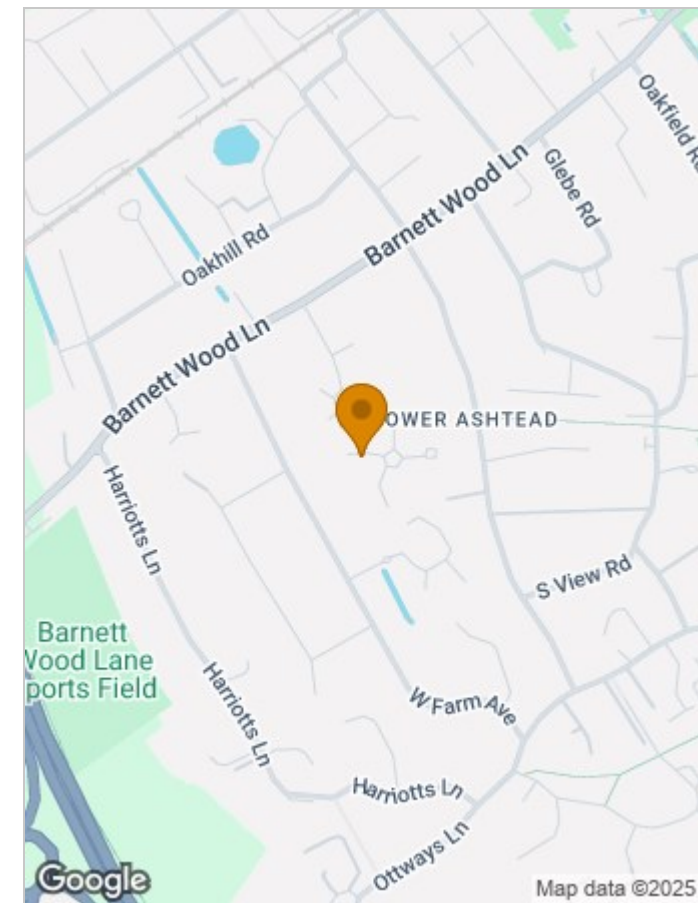
Gross Internal Floor Area : 146.59 m2 ... 1577.88 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC