



20 Stonny Croft, Ashted, KT21 1SQ
Guide price £630,000

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A semi-detached family home boasting one of the largest garden plots on this extremely popular residential road, moments from one of the areas most sought after schools.

The current ground floor layout includes a good size enclosed porch, a welcoming entrance hallway, a generous through lounge/dining room with French doors leading onto the beautiful rear garden, a modern fitted kitchen and a flexible side extension, currently functioning as utility and storage areas. This section of the house lends itself to a single storey rear extension (stpp) and this could be incorporated into the existing side extension, to maximise the space to it's full potential.

Upstairs there are two double bedrooms, a comfortable size single and a modern family bathroom with separate shower. There is also a staircase leading from bedroom two into a boarded loft room. This space could again be further developed (stpp) to provide an official fourth bedroom, with the possible benefit of an en suite bathroom.

The rear garden is a considerable size and has been landscaped and beautifully matured over the decades. There is a paved patio area, a large lawn, established borders, space for several outbuildings and a hardstanding for off street park to the rear, accessed by a service road.

Stonny Croft is positioned close to several of the villages top regarded schools, as well as being walkable to the mainline station, local amenities and the stunning green and wooded spaces on offer. Junction 9 of the M25 is a short





drive away and there is also great road connectivity via the A24, A217 and A3.

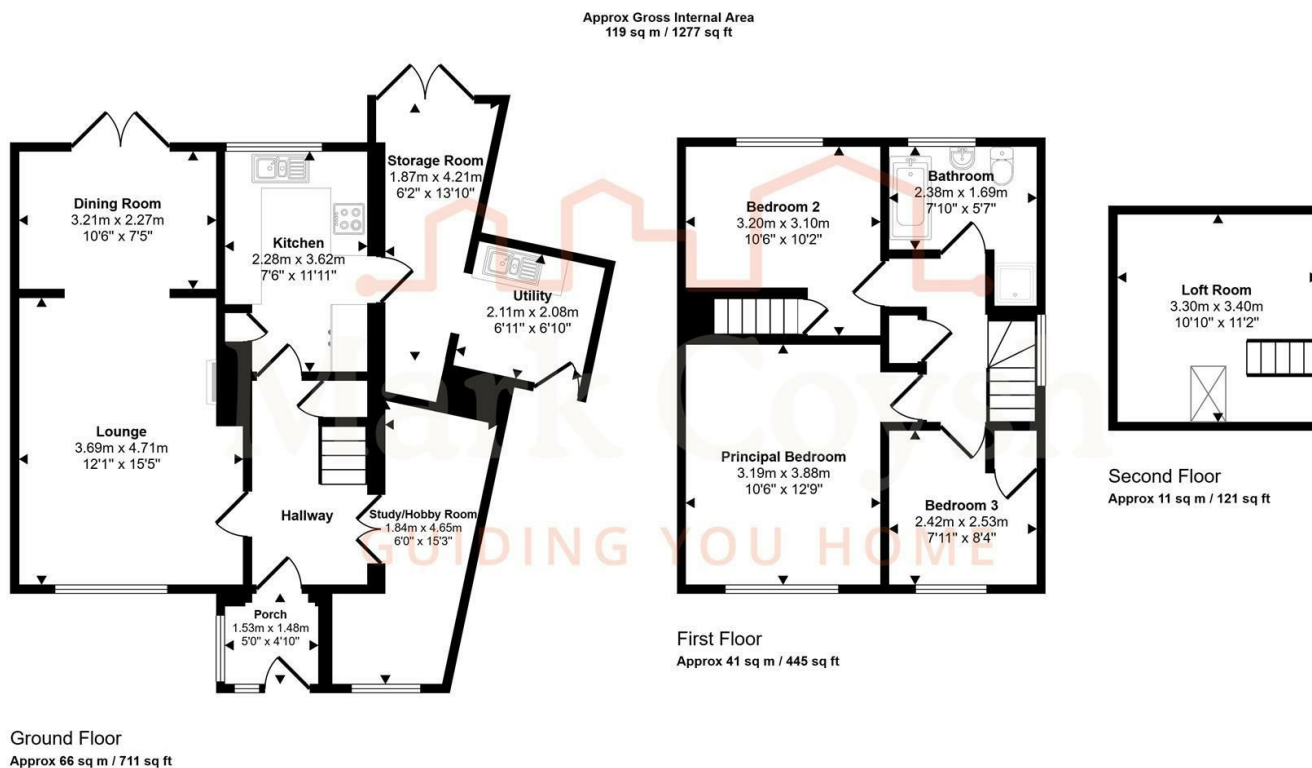
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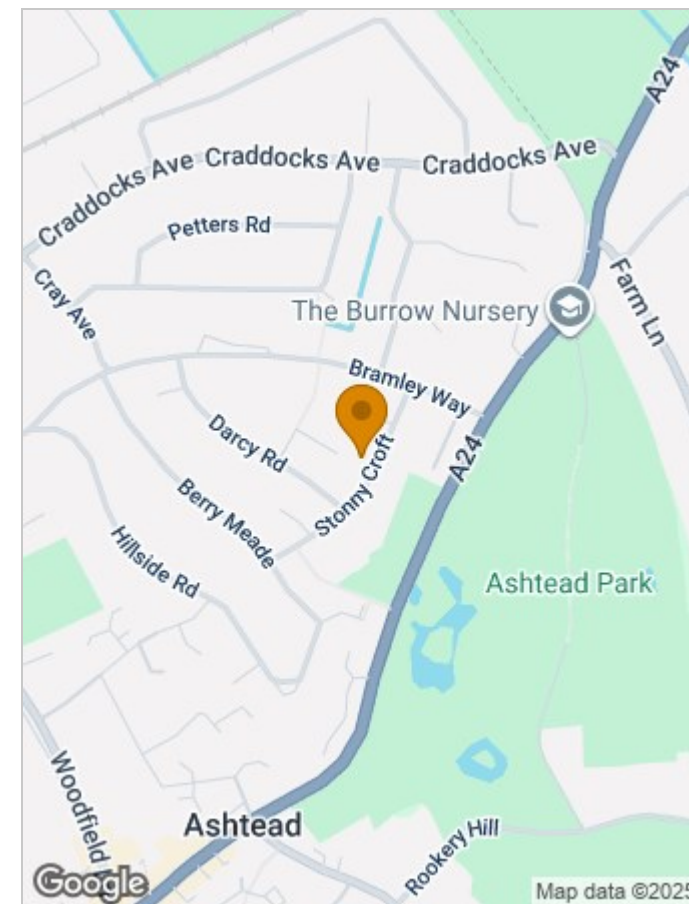
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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.

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