



**Bramley Way, Ashted**  
Ashted

**V&H** £695,000  
**& HOMES**

# Bramley Way

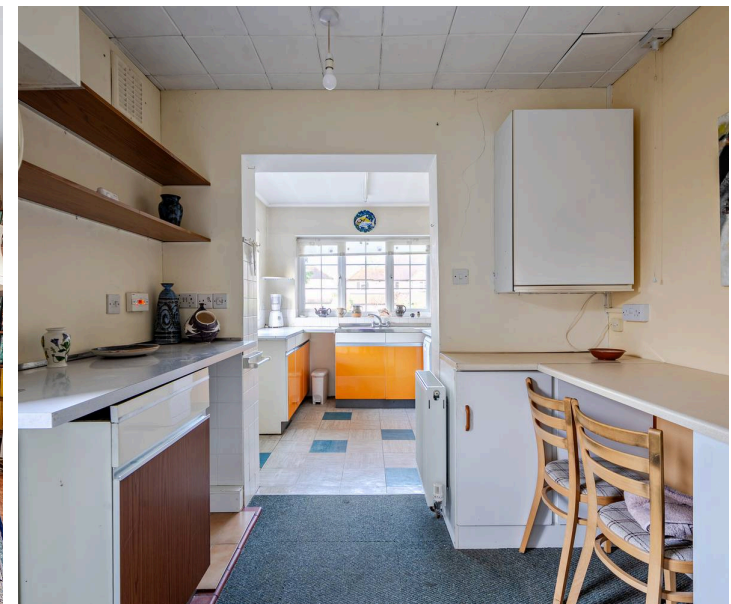
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Two Reception Rooms
- South Facing Garden
- Conservatory and Downstairs WC
- Parquet Flooring
- Scope For Modernisation and Extention
- Kitchen/Breakfast Room
- Garage and Workshop





## 12 Bramley Way

Ashtead, Ashtead

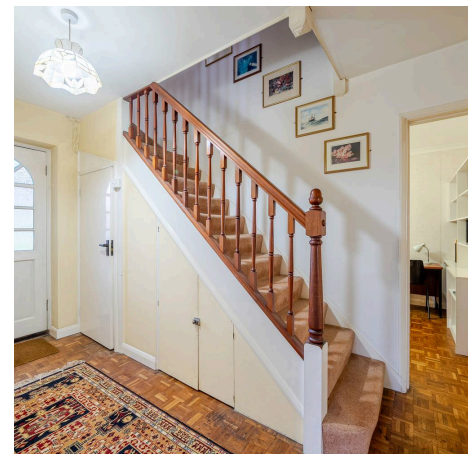
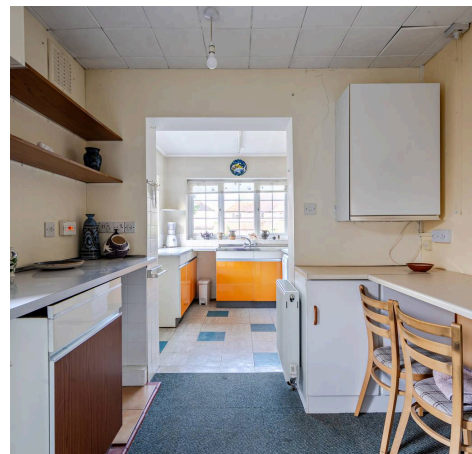
Situated in the heart of Ashtead Village, this attractive semi-detached property enjoys easy access to excellent schools and nearby train services. Offering three spacious double bedrooms, a family bathroom, a ground-floor WC, and a private garden planted with mature fruit trees, the home provides an excellent opportunity to modernise and extend (STPP)

The original parquet flooring in the entrance hall extends into the rear lounge/dining room and also to the second reception room. The kitchen has been extended to the front elevation to create a kitchen/breakfast room. A large conservatory leads from the dining area to the rear garden.

Upstairs are three double bedrooms and a large family bathroom.

The garden is south facing and has a patio plus a number of fruit trees, bushes and planted beds.

A garage with a workshop area has light and power. A substantial driveway for three/four vehicles adds further convenience, while the property's layout offers great potential for further extension and modernisation.



- Three Double Bedrooms
- Two Reception Rooms
- South Facing Garden
- Conservatory and Downstairs WC
- Parquet Flooring
- Scope For Modernisation and Extension
- Kitchen/Breakfast Room

**V&H**  
HOMES

# Bramley Way, Ashted, KT21

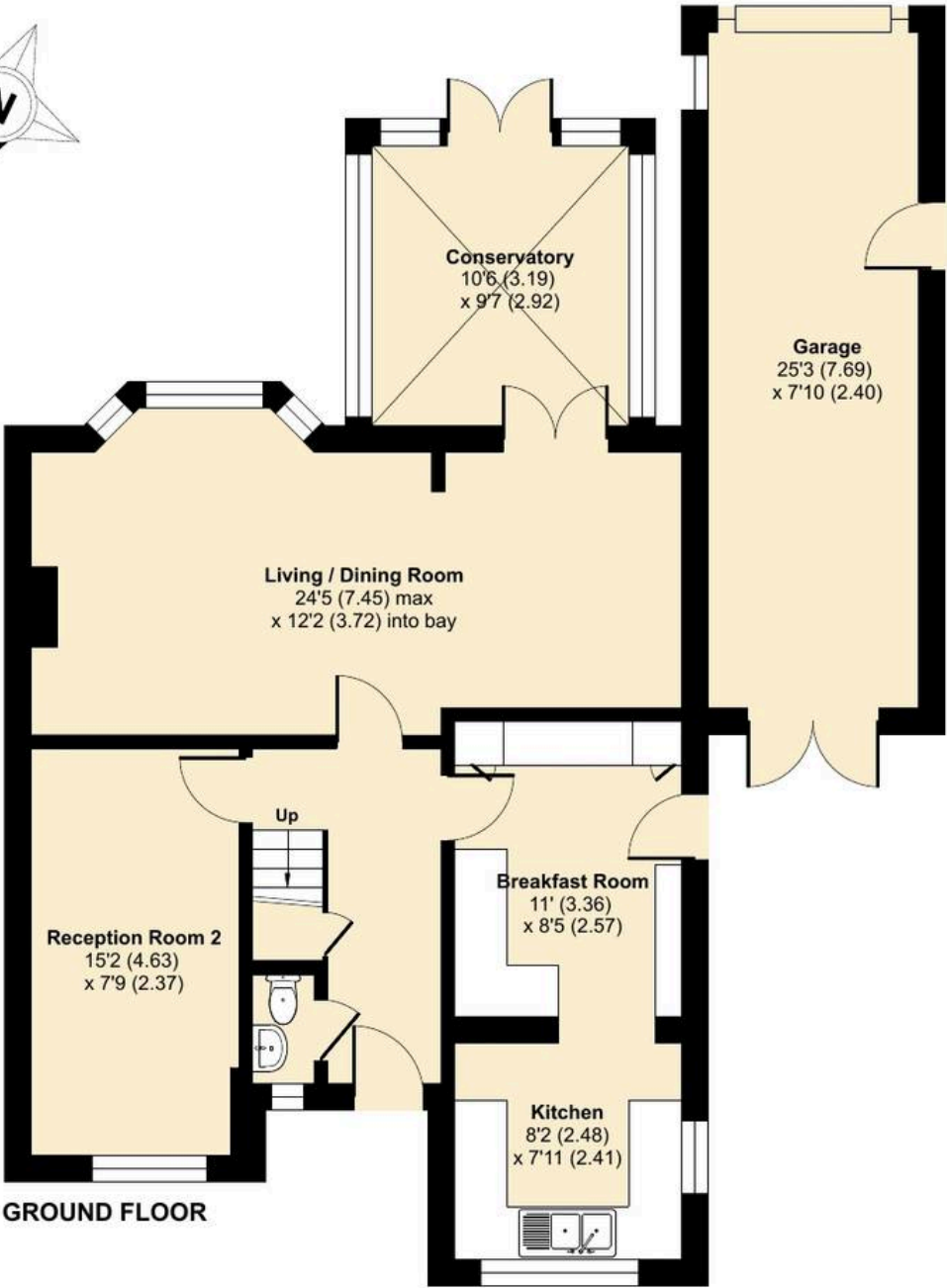
Approximate Area = 1317 sq ft / 122.3 sq m

Garage = 199 sq ft / 18.4 sq m

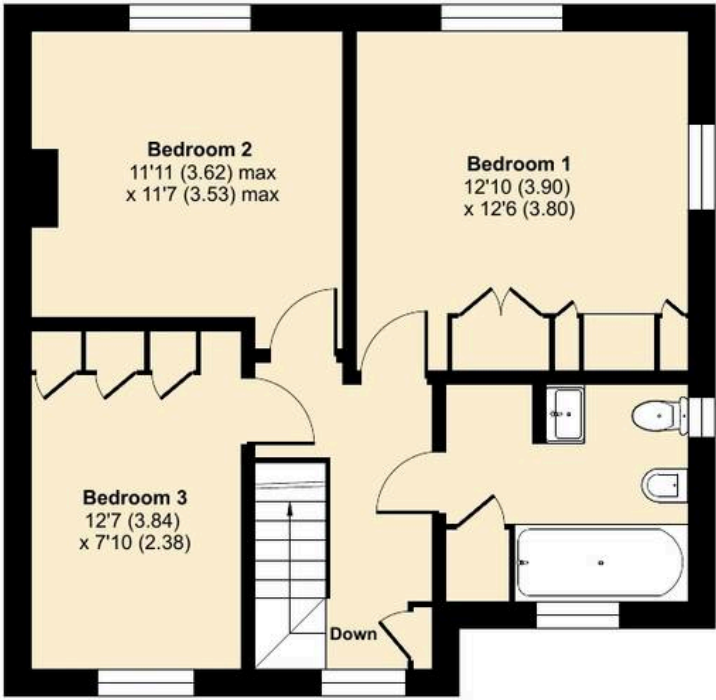
Total = 1516 sq ft / 140.7 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for V&H Homes. REF: 1384389

