



3, Greville Park Avenue, Ashted, Surrey, KT21 2QS

£1,195,000 Freehold

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**Tudor House, 66 The Street, Ashted
Surrey KT21 1AW**
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- Detached 1930's family home
- 3 reception rooms
- Kitchen breakfast room
- Utility room
- Garage & forecourt parking
- Benefiting from ample natural light
- Master bedroom with en-suite shower room
- 3 further double bedrooms
- Refitted family bathroom
- Good size much loved family garden
- Cul-de-sac location
- Council tax band G and EPC Rating D

The Property

This attractive well-proportioned detached 1930's family home is situated in one of Ashted's most highly prized & peaceful residential roads within walking distance of Ashted's mainline station, excellent independent local village shops and 'outstanding' state and private schools nearby.

From the well-presented front garden a pathway guides you to a neat storm porch where the solid wood front door leads you in to a spacious entrance hall with doors to all reception rooms and stairs to the first floor. The light and spacious dual aspect living room enjoys views over the rear and side gardens via a pleasant bay window, side window and patio doors. The spacious dining room also benefits from dual aspect windows whilst offering plenty of room for a large dining table as well as complementary furniture. The kitchen overlooks the family garden and has plenty of worktop space, a large breakfast bar, a range of wall and base units which incorporate space and plumbing for a dishwasher and cooker. From here doors lead in to a good size larder cupboard and large utility room with space and plumbing for washing machine and other appliances. A neatly fitted study with a dual aspect enjoys peaceful views over the front garden and cul-de sac beyond. The ground floor accommodation is complemented by a cloakroom complete with handy fitted storage cupboards.

From a spacious first floor landing, doors lead to a double airing cupboard, four double bedrooms, a well-presented bathroom, a separate shower room and loft access can be found. The master bedroom suite features, a spacious bay window looking over the garden, two full height double built in wardrobes and a door through to a generous en-suite shower room with neatly designed built in storage cupboards. Bedroom two is a good size double room enjoying plenty of natural light via a bay window and two further side windows. Bedrooms three and four are also double bedrooms benefitting from built in storage cupboards.

Outside. To the front of the property forecourt parking and a garage are located alongside a mature and well maintained front garden with side access to the rear garden. Upon entering the mature and secluded south westerly rear garden, it is clear to see this large space has been well loved by the current owner and boasts a wealth of decreptive planting as well as feature areas including patios, interconnecting paths, a delightful rockery and a large pergola.

Situation

The property is located in one of Ashted's most sought after residential roads within walking distance of its own mainline station with services to London Waterloo and Victoria. There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street and more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including Barnett Wood Infant's, The City of London Freeman's and St. Andrews

A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.


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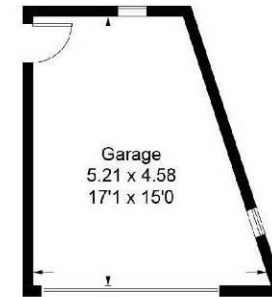




Approximate Gross Internal Area = 187 sq m / 2013 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 206.5 sq m / 2223 sq ft



 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Garage



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. (ID315006)