



Belsize, Ermyn Way, Leatherhead, Surrey, KT22 8TW

£900,000 Freehold

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- Detached gated family home
- Ideally located for excellent local schools
- 5 bedrooms and 5 bathrooms
- 3 generous reception areas
- Kitchen/breakfast room with access onto garden
- Boot room, utility room and cloakroom
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- Integral double garage
- Rear garden with sunny aspect
- Ample forecourt parking
- Within walk of green belt countryside
- No on-going chain
- Council tax band: G and EPC Rating: D



**Tudor House, 66 The Street, Ashted
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The Property

Extended to provide some excellent ground floor living space, this substantial detached home offers flexible accommodation totalling approximately 2604sqft and is ideally located for highly regarded local state and private schools including, Downsends Preparatory and the outstanding St Andrew's Secondary. Furthermore, the property is in a superb location for acres of green belt countryside, ideal for walking and major transport links.

Set behind wrought iron gates in an established and sought after tree lined road on the Ashted Parish boundary, Belsize is offered to the market with no on-going chain and boasts a impressive reception hall with all reception areas directly off. A bright double aspect living room with feature fireplace enjoys views of the rear garden with access via double doors. An additional separate reception room with angled bay to the front makes for an ideal playroom or study. From the hallway, an expansive kitchen/breakfast/family room measures an impressive 23'6 in length and also enjoys access and views over the rear garden. The kitchen features a range of integrated appliances including dishwasher, 4 ring gas hob and double oven under. Storage comprises a selection of fitted base & wall units and separate wine rack. Separate from the kitchen, a useful utility room houses an integrated washing machine, space for tumble dryer, sink and worksurface space and internal access door to garage.

From the entrance hall, a turning staircase with plenty of natural light from a feature picture window leads to the galleried landing with access hatch to loft space. All five bedrooms are double in size, with four having useful en-suite facilities. The fifth bedroom conveniently has built in storage and is complimented by a family bathroom.

Outside- a brick paviour driveway provides ample forecourt parking and access to the double garage. The property is flanked with side access leading to the rear garden which is laid to lawn and screened with mature trees. Benefitting from an 85' sunny south westerly aspect, the patio area makes an ideal location for al-fresco dining in the summer months.

Situation

Situated between Ashted Village and Leatherhead, close to excellent schools including Downsends Preparatory School and St Andrew's Secondary.

Ashted Village benefits from a wealth of independent shops including two butchers, a fresh fishmonger, excellent greengrocers and bakers. There are also three public houses and a good selection of restaurants and café's. For the sports enthusiast there is a squash club, a recreation ground, bowling club and cricket ground.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits within easy walking distance include access for mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within reach.

Ashted railway station and the main Leatherhead railway station are a 5 minute drive, with regular services to London Victoria and Waterloo in 42 minutes (approx).

With easy access to the M25 the location is ideal for travel across the country including easy access for both Gatwick and Heathrow Airports

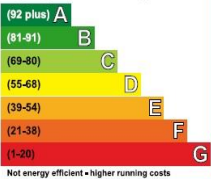
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.





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APPROX. GROSS INTERNAL FLOOR AREA 2950 SQ FT 274 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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