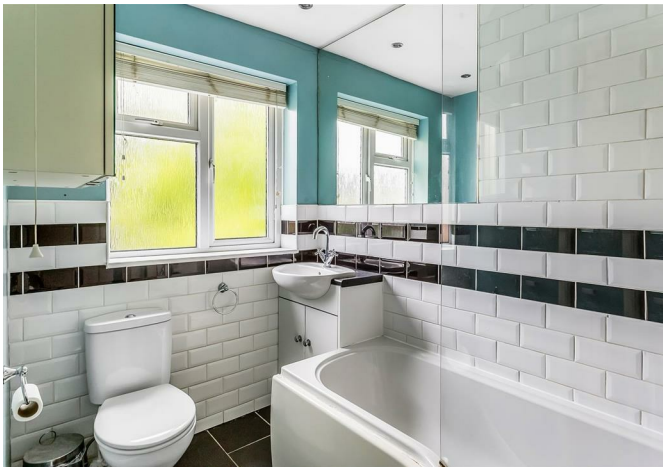




74 Newton Wood Road, Ashted, Surrey, KT21 1NP

Offers In Excess Of £700,000



- DETACHED FAMILY HOME
- THREE BEDROOMS
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- GOOD SIZED GARDEN

- AMPLE DRIVEWAY PARKING
- CORNER PLOT
- SCOPE TO EXTEND STPP
- GOOD TRANSPORT LINKS
- DESIRABLE SCHOOLS NEARBY

Description

This much loved three bedroom detached property is situated in a sought after residential road within easy reach of Ashted's mainline station, local village shops on Craddocks Parade and a range of excellent schools.

An enclosed porch opens into to a bright entrance hall with doors leading to the main dual aspect reception room, featuring a fireplace and patio door to the garden. The kitchen benefits from a range of wall and base units, a range cooker, a dishwasher with space for freestanding white goods. The ground floor is complemented by a second reception room, ideal as a playroom, home office or dining room.

The first floor has three bedrooms, two of them are doubles, one of which features mirrored wardrobes and a dual aspect. They are all served by the family bathroom comprising bath with overhead shower, w.c. and hand wash basin.

Outside the enclosed rear garden is mostly laid to lawn with patio area, established shrubs, trees and a garden shed. To the front there is a block paved driveway with ample space for vehicles and a side access gate.



Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Bridge, Waterloo (42mins approx.) and Victoria.

Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt.

Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville.

N.B This home offers an impressive amount of scope to extend, subject to normal planning consents, to both the ground and first floor, as well as into the loft, which could fit two further double bedrooms and a bathroom.

Tenure

Freehold

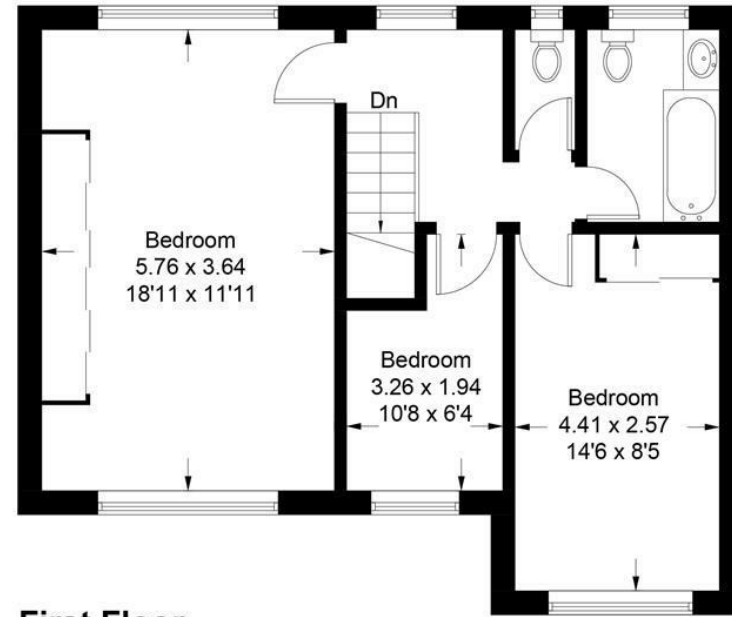
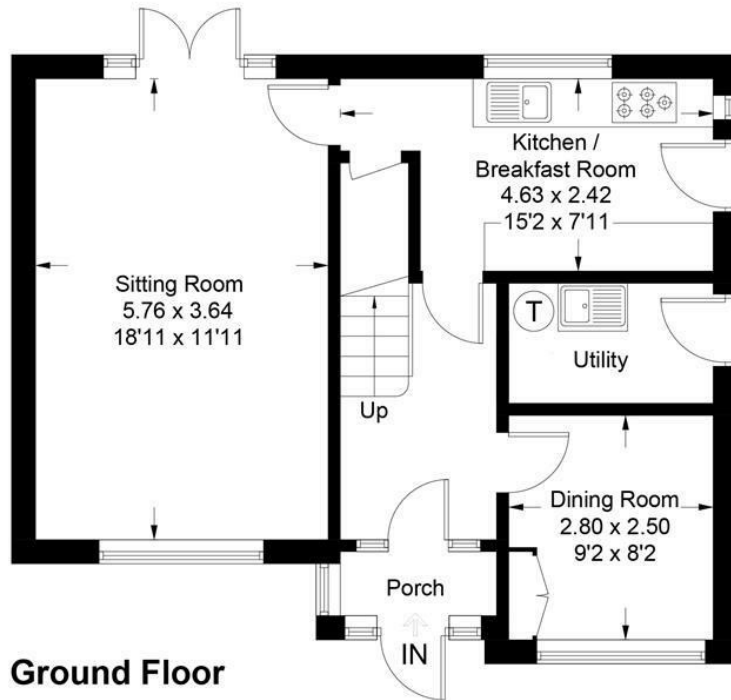
EPC

C

Council Tax Band

F

Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft



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. (ID993236)
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