



136 Overdale, Ashted, Surrey, KT21 1PX

Asking Price £925,000



- EXTENDED FAMILY HOME
- KITCHEN & SEPARATE UTILITY ROOM
- 5 GOOD SIZE BEDROOMS
- GARDEN BACKING COMMON
- CLOSE TO STATION
- 3 RECEPTION ROOMS
- CLOAKROOM
- LARGE FAMILY BATHROOM
- DRIVEWAY & GARAGE
- CLOSE TO VILLAGE AMENITIES

Description

From a storm porch the front door opens into a spacious hallway with understairs storage and separate toilet. The living room, with fireplace and bay window opens to the dining room with its built in storage and door to the garden. The kitchen also overlooks the garden and features a built in; dishwasher, oven, gas hob, extractor fan, fridge freezer, a range of wall and floor mounted units and a door to the rear garden. The kitchen flows into a family/dining area and a conservatory beyond. A utility room completes the ground floor, providing built in storage and space for a washing machine, tumble dryer and further white goods gives access to a partial integral garage with up and over garage door to the drive.

The first floor landing and separate study area are both bathed in natural light from light wells, with four double bedrooms, one with it's own shower and sink, two with built in storage plus a good sized fifth with built in storage, are served by a large family bathroom white suite and separate shower cubicle. The rooms to the rear enjoy picturesque views over the common.

Outside. The family garden features a patio, flower beds with a beautiful selection of perennial plants and steps to a well kept lawn, with bespoke log store, a shed and boasts direct access gate to Ashted common flowing onto Epsom Common beyond. A side gates leads to the front garden with there is parking in front of the garage/store, a path to the front door and a neat lawn.



Situation

Overdale is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (42 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsend Preparatory School and St Andrews Secondary School.

A number of independent retailers at Craddocks parade and The Street offer a quite excellent variety of shops, including one of the newer additions an M & S food hall, with more comprehensive shopping facilities close by in Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

Tenure

Freehold

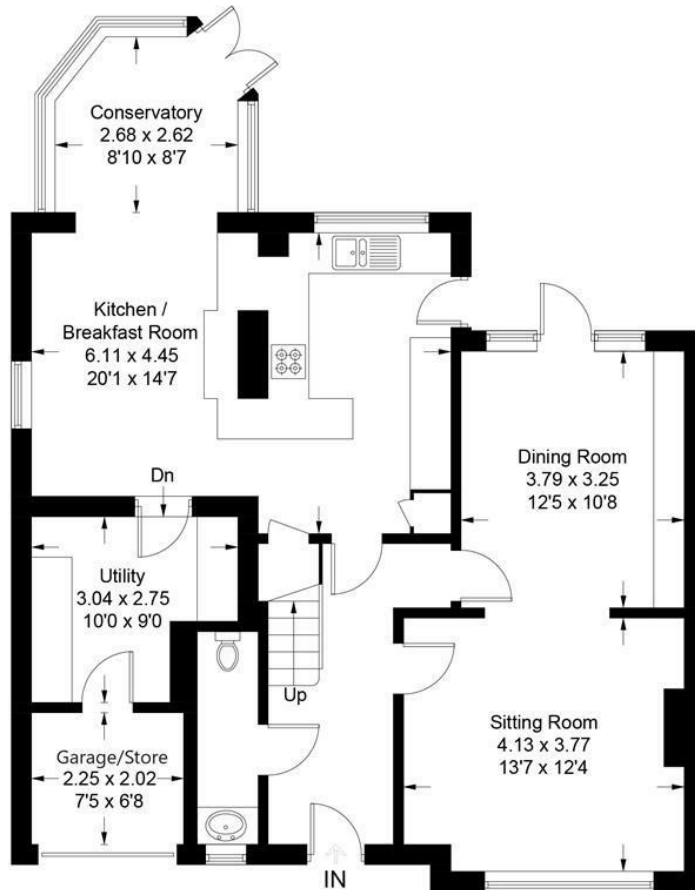
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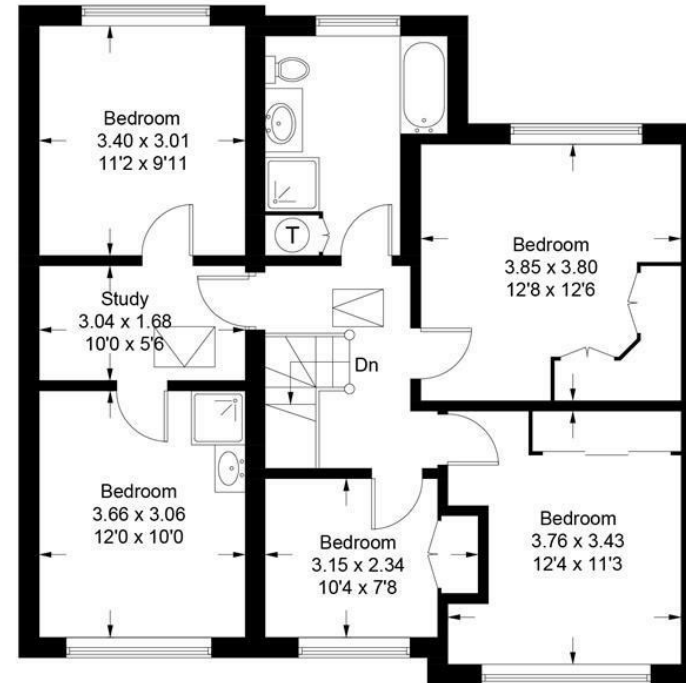
Council Tax Band

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Approximate Gross Internal Area = 172.3 sq m / 1855 sq ft



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. (ID1048123)
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