



12 Pauls Place, Ashted, KT21 1HN

Price Guide £1,250,000



- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- DOUBLE GARAGE & DRIVEWAY
- SCOPE TO EXTEND S.T.P.P

- CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS & TWO BATHROOMS
- GOOD SIZE GARDEN
- WALKING DISTANCE FROM CITY OF LONDON FREEMEN'S SCHOOL

## Description

The covered storm porch opens into the bright hallway providing access to most reception rooms, downstairs storage and a W.C. Overlooking the garden is the kitchen, featuring breakfast area with doors to the garden, and a utility room leading to the rear lobby, integral garage and garden. Within these spaces, there are ample wall and base units for storage, space for freestanding appliances, built-in electric hob and a double oven. The dining room is accessed from both the kitchen and living room, ideal for entertaining with further doors to the garden. The spacious and bright living room features a log burner, bay window, stylish oak flooring and a return door to the hallway. A study completes the ground floor accommodation.

The first-floor landing gives access to four bedrooms, an airing cupboard and the family bathroom, complete with freestanding shower. The principal bedroom features built in wardrobes and an en-suite bathroom which boasts a further freestanding shower.

Outside. The rear corner garden is one of the largest in this desirable development and so would suit a range of buyers looking for a generous outside space to make their own. This inviting space features a patio, mature trees and enclosed flower beds for interest. A side gate leads to the front garden, driveway and double garage, with electric up and over door.

## Situation

Located in a highly sought after setting close to Ashted Park and The City of London Freeman's School. There are also a further excellent choices of schooling both in the state and private sector nearby.

Ashted Station provides fast and frequent services to Waterloo (38mins), London Bridge and Victoria. The M25 is close by and offers ease of access to both Heathrow and London Gatwick airports.

Within easy reach are Epsom Downs and Headley Heath providing facilities for walking, riding and cycling. Ashted Village is nearby providing a wide range of specialist local shops, restaurants and cafes.

Epsom and Leatherhead town centres are within a few miles providing comprehensive shops, cinema, theatre, gyms and sports clubs. The RAC Golf and Country Club is within easy reach of this property as is Tyrrell's Wood Golf Club.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

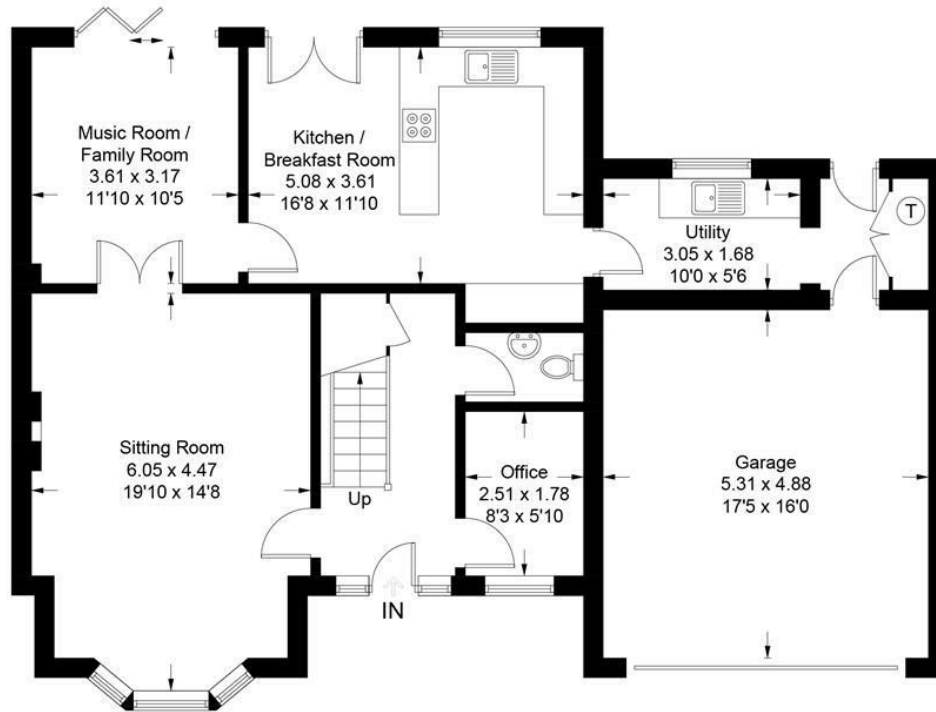
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**Estate Management Charge**

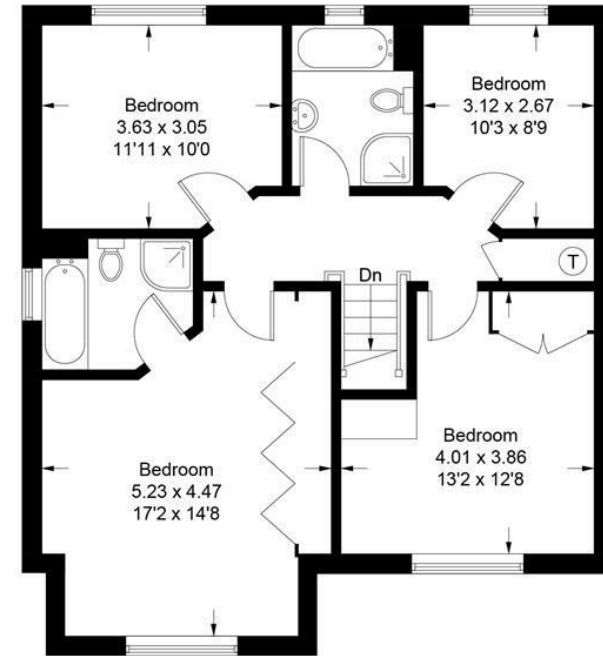
Approximately £600 per annum



Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft  
(Including 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. (ID1053434)

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