



 **patrick
gardner**
RESIDENTIAL

42 Stag Leys, Ashted, KT21 2TF

Asking Price £900,000



- DETACHED FAMILY HOME
- KITCHEN & UTILITY ROOM
- TWO BATHROOMS
- GARAGE & DRIVEWAY
- A WALK FROM OPEN COUNTRYSIDE
- SPACIOUS GROUND FLOOR
- FOUR BEDROOMS
- LANDSCAPED FAMILY GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO A RANGE OF SCHOOLS

Description

An enclosed porch opens through to a bright dining reception which flows in to the living, utility, and shower rooms as well as the kitchen. The inviting main living space is bright and airy, providing space for a wide range of furniture configurations. Patio doors to the garden provide ample natural light with a fireplace and stairs to the first floor creating homely focal features. The kitchen features a range of wall and base units, twin sinks, a double oven, a five burner gas hob, space for a dishwasher with further space for white goods found in the utility room. A ground cloakroom with shower completes the ground floor.

The first floor landing provides access to all four double bedrooms, which each feature built in storage, one of which is currently used as a study boasts French doors to an enclosed roof terrace which over looks the pretty garden. All served by a family bathroom with an over bath shower.

Outside the much loved landscaped family garden is enclosed by mature hedging and panel fencing, offering a good degree of privacy. The garden features; a patio, extending towards decking offering an ideal entertaining space, two sheds, a greenhouse, neat flower beds and a neat lawn.

Situation

The property is situated in a sought after residential road convenient for highly regarded schools both state and private, including West Ashted Primary School, St Peters, St Andrews, Downsend Preparatory School and The City of London Freeman's School to name but a few.

Ashted's mainline station with services to London Waterloo (approx 41 minutes), Victoria, and London Bridge is close by. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

Shopping facilities close to hand include independent retailers on The Street, Craddocks Parade and Barnett Wood Lane offering an excellent variety of shops including butchers, greengrocers and bakery. More comprehensive shopping facilities at Epsom and Leatherhead can be found nearby.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking, horse riding and walking. A further choice of recreational pursuits nearby include Ashted Squash and Tennis Club, Ashted cricket and football clubs. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

Tenure

Freehold

EPC

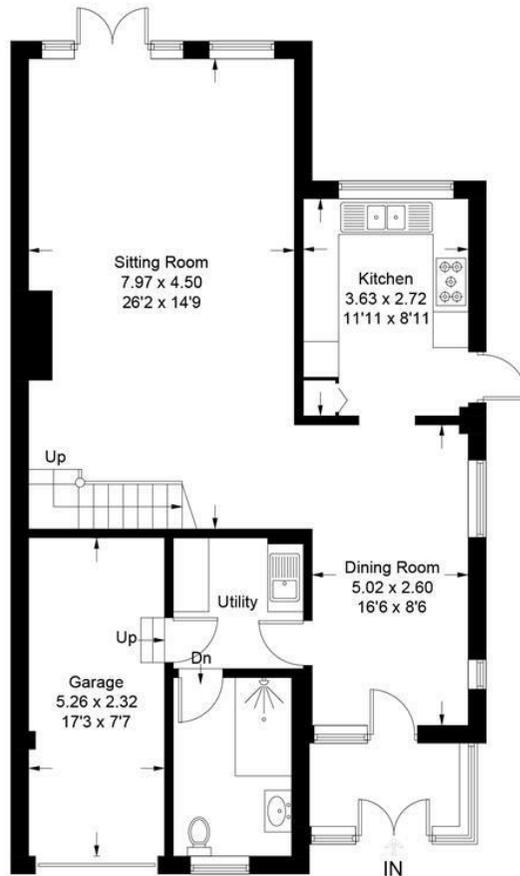
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Council Tax Band

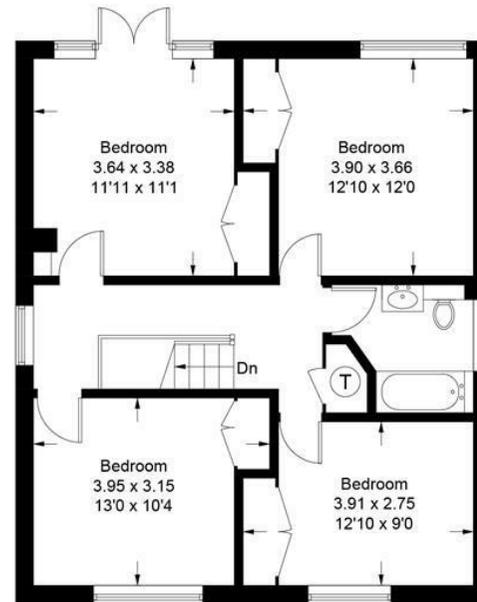
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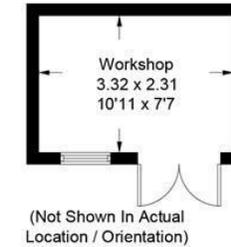
Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft
Workshop = 7.6 sq m / 82 sq ft
Total = 165.1 sq m / 1777 sq ft



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. (ID 1055940)

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