



patrick
gardner
RESIDENTIAL

9 St. Stephens Avenue, Ashted, Surrey, KT21 1PJ

Asking Price £750,000



- EXTENDED SEMI-DETACHED HOUSE
- OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- PRIVATE GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES
- KITCHEN & SEPARATE UTILITY AREA
- TWO/THREE RECEPTION ROOMS
- IDEAL FOR ASHTEAD STATION

Description

This three double bedroom semi-detached home boasts an impressive 1542 sq ft of living space with scope to create even more.

The storm porch leads into a hallway with under stair storage space and a W.C. The front reception room features bay window and a stylish feature fireplace. The rear reception has patio doors opening onto the garden and leads into the extended kitchen which provides ample wall and base units with space for free standing appliances such as a range cooker, an undercounter fridge, fridge freezer and dishwasher. The kitchen further benefits from a breakfast area and side door to rear garden. The converted garage offers flexibility, currently used as a utility room with built in storage with space for a washing machine and a tumbler dryer it could easily be repurposed as a study/ playroom or ground floor bedroom.

The first floor landing has loft access with doors off to each bedroom. The principal bedroom overlooks the front of the property via a bay window and offers ample space for freestanding furniture. There are two further double bedrooms each with ample space for freestanding furniture. All are served by a family bathroom comprising bath, hand basin and a separate shower complemented by a separate W.C. and wash hand basin next door.

Outside; the established rear garden has a patio across the back of the house, is mostly laid to lawn with a range of trees and shrubs creating a well screened family garden. There is a shed and playhouse as well as side access leading to driveway parking for 2/3 vehicles.

Situation

Situated in lower Ashted, this property is convenient for both the mainline station and the impressive local shopping facilities available at Craddocks Parade, Barnett Wood Lane and on The Street.

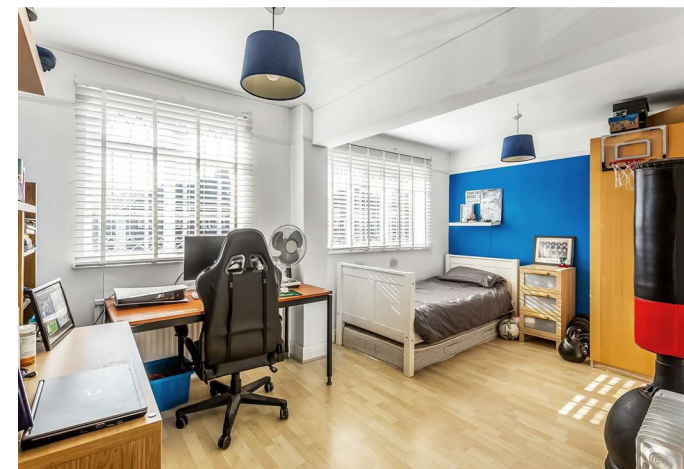
Ashted Common is within walking distance of the property offering acres of open countryside, ideal for a range of outdoor pursuits.

The mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports. There is also a good local bus network.

Ashted Village shops are located throughout the village and provide an impressive choice of local shopping. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant.

Junction 9 of the M25 is within two miles of Ashted linking Heathrow and Gatwick airports together with the national motorway network.

Tenure	Freehold
EPC	E
Council Tax Band	F





St Stephens Avenue, Ashtead
 Total Area: 143.3 m² ... 1542 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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