



85 Craddocks Avenue, Ashted, Surrey, KT21 1PE

Asking Price £950,000



- IMMACULATE DETACHED HOME
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- LANDSCAPED GARDENS
- CONVENIENT FOR SCHOOLS
- TWO RECEPTION ROOMS
- UTILITY ROOM & SEPARATE W.C
- WELL APPOINTED BATHROOM
- PARKING & GARAGE
- A WALK FROM STATION & SHOPS

Description

From the immaculate, landscaped front garden a path leads to both the single garage and the front door, with storm porch over. Once inside the hallway is bright and leads to; an inviting living room featuring a bay window, a stylish fireplace, all over looking the front aspect; a good size dining room with bi-folding doors to the garden; an eye catching kitchen, with French doors to the garden, is finished in a French Oak with a range of wall and base units, stone worktops, upstands and breakfast bar, with a butlers sink, double oven, a 5 ring gas hob, a built in dishwasher and space for a fridge freezer; a utility room with space for further white goods and a handy separate toilet.

From the bright first floor landing there is; a spacious principal bedroom, featuring a bay window and space for freestanding furniture; a second double bedroom with mirrored wardrobes and a good size single bedroom, all with stylish fitted shutters. These rooms are served by a family bathroom with freestanding shower and built in storage. A separate toilet completes the living accommodation.

Outside. The beautifully landscaped family garden, with side access gate, has been the subject of much care and attention making it equally an ideal entertaining and space to relax. Here there is a stylish patio, a small pond, steps across the well kept lawn to a pergola and many carefully considered border plants, ready for a new owner to move in and enjoy.



Situation

The property is located within easy walking distance of bus routes and Ashted's mainline station with services to London Waterloo (40mins approx.), London Bridge and Victoria. Junction 9 of the M25 is just a few miles out of the village, providing easy access to the wider motorway network and London's main airports.

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, the Freeman's School and The Greville Primary.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling. A choice of recreational pursuits nearby include Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

Ashted Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants and the Marks and Spencer Foodhall in The Street. Both the towns of Epsom and Leatherhead are a few miles distant, providing even more comprehensive shopping and leisure facilities.

Tenure

Freehold

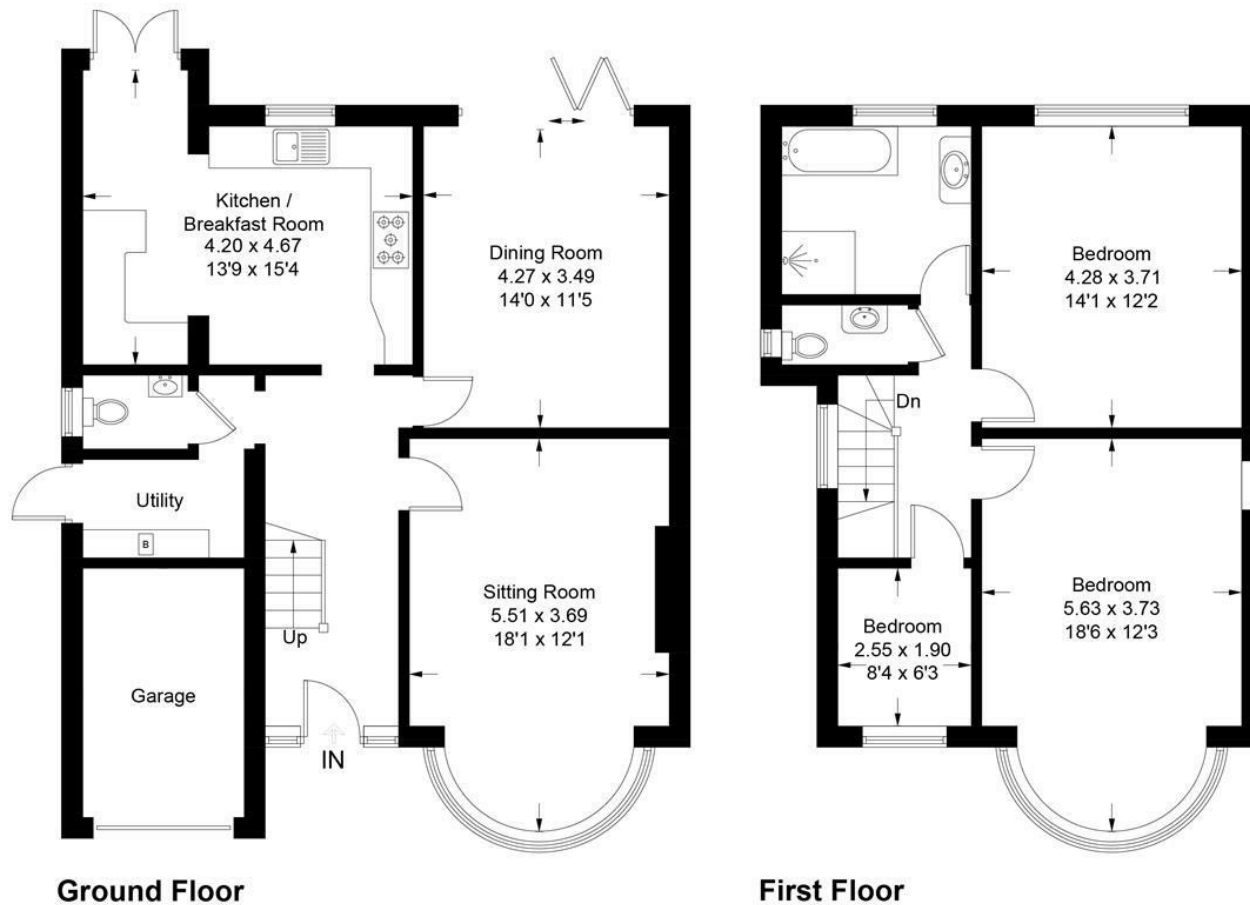
EPC

D

Council Tax Band

F

Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft
Garage = 8.2 sq m / 88 sq ft
Total = 133.8 sq m / 1440 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. (ID1068426)

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