



patrick
gardner
RESIDENTIAL

6 Cray Avenue, Ashted, Surrey, KT21 1QX

Price Guide £850,000



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERNISED BATHROOM
- DOWNSTAIRS CLOAKROOM
- SPACIOUS HALLWAY & LANDING
- REMODELED GARDEN
- GARAGE & DRIVEWAY
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- EXCELLENT SCHOOLS NEARBY

Description

This beautifully presented home has an open porch which covers the front door and leads into a spacious hallway with ample space for storage. The stylish dining room features a French doors on to the garden. The lounge overlooks the front of the property and boasts plenty of natural light thanks to an imposing bay window. The dual aspect kitchen, with side door to the garden has a range of wall and base units, with space for a choice of white goods. There is space to the side of the house to extend this room out too, S.T.P.P, the kitchen remains the only part of the house the current owners have not significantly upgraded during their ownership. A useful cloakroom with W.C. and sink complete the ground floor accommodation.

The first floor enjoys a bright spacious landing with doors leading to the three bedrooms, the principal benefiting from built in wardrobes and the second bedroom a contemporary brick built fireplace. All bedrooms are served by a modern family bathroom with walk in shower, bath, w.c., twin sink and built in storage. The rooms to the front of the property benefit from nearly fitted shutters.

Outside the 'stand out' recently releveled garden is mostly laid to lawn with patio area and borders, with established plants and shrubs. The far end of the garden has been sectioned off to provide a bark covered zone, ideal as a children's play area with a good sized shed for storage. To the front of the property is a single garage and driveway, with a neat lawn, planting and pathway to the front door.

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

EPC

Council Tax Band

Freehold

D TBC

E



Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 119.9 sq m / 1291 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. (ID1075912)
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