



 **patrick  
gardner**  
RESIDENTIAL

54 Culverhay, Ashted, Surrey, KT21 1PS

Asking Price £850,000



- EXTENDED SEMI-DETACHED HOME
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & 2 SEPARATE TOILETS
- DRIVEWAY & GARAGE
- WITHIN EASY REACH OF A RANGE OF SCHOOLS
- 2 RECEPTION ROOMS
- 5 BEDROOMS, 3 ARE DOUBLE
- LARGE FAMILY GARDEN
- CLOSE TO ASHTEAD COMMON
- A SHORT WALK FROM ASHTEAD'S POPULAR COMMUTER STATION

## Description

From the front door, covered by a storm porch, is a welcoming entrance hall with a handy storage cupboard. The front reception room enjoys a bay window and a central brick fire surround. The rear reception room is bright and enjoys patio doors within a bay window overlooking the much-loved garden. The kitchen has a range of wall and base units, a larder cupboard, complementary worktops and houses a built-in cooker and gas hob. There is also a utility room with a door to the garden, within both rooms is space for a choice of white goods. A toilet off the utility completes the ground floor accommodation.

From the first-floor landing are two double bedrooms, each with bay windows and built in wardrobes. There is also a single bedroom and the family bathroom. A door at the other side of the landing leads to a separate toilet, a further double bedroom and a single bedroom, which is currently used as a study.

Outside, the sunny enclosed rear garden enjoys a southerly aspect and is mainly laid to lawn with a patio along the back of the house with a shed to one side. A path leads along one side of the garden past mature shrubs, trees and flower borders towards an archway, about 2/3rd along the lawn which opens to a further large section of garden, with fruit trees and pathway to the rear of the garden. To the front is a paved driveway with direct access to a single garage surrounded by an established front garden. A shared pathway to the rear garden gate, completes the plot.

## Situation

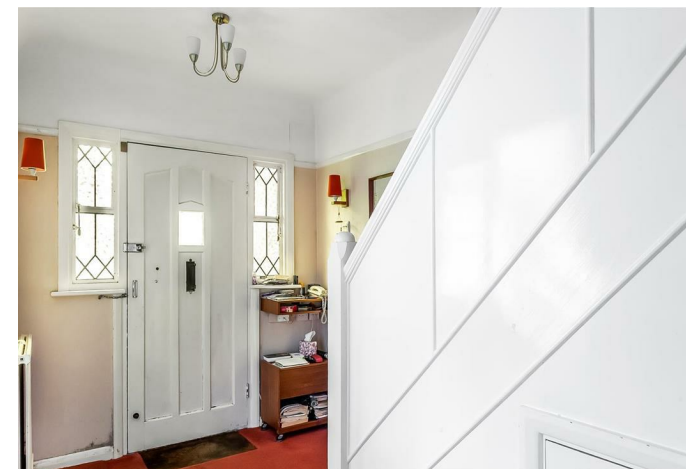
Culverhay is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (41 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsend Preparatory School and St Andrews Secondary School.

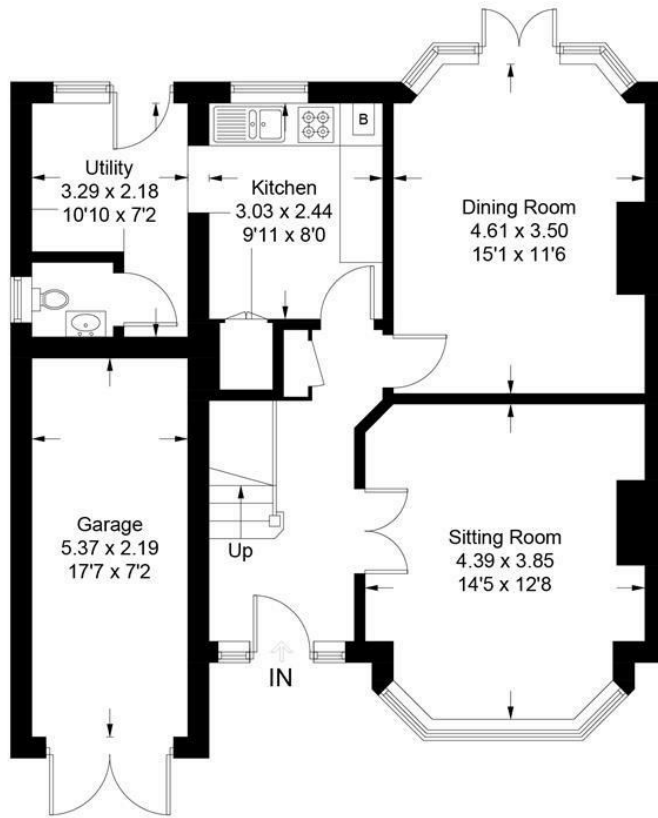
A number of independent retailers at Craddocks Parade and The Street offer an excellent variety of shops, including the highly regarded M & S food hall, with more comprehensive shopping facilities found in the close by towns of Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

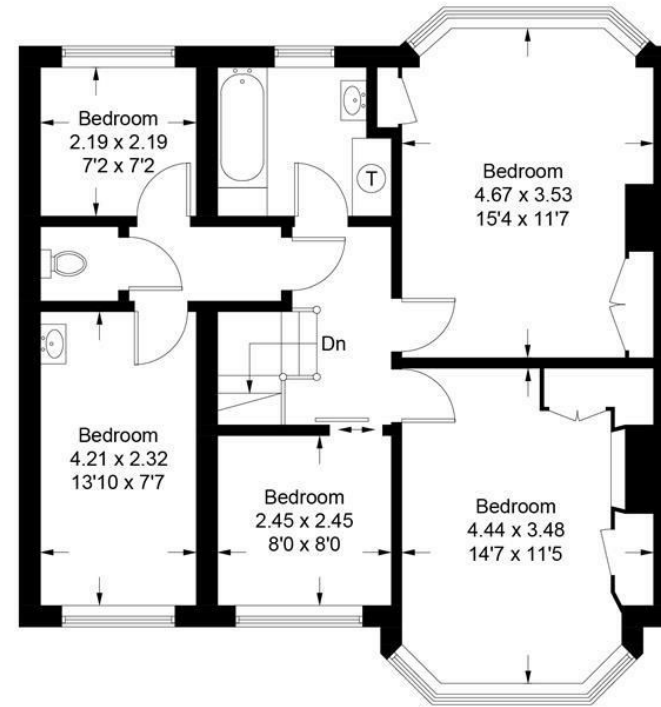
<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 142.3 sq m / 1531 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. (ID1088779)

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