



3 Greville Close, Ashted, Surrey, KT21 2QW

Price Guide £745,000



- CUL-DE-SAC LOCATION
- 3 RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE & DRIVE
- WALKING DISTANCE TO VILLAGE
- AMENITIES INCLUDING SCHOOLS & SHOPS
- EXTENDED HOME
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- GARDEN WITH STORE ROOM
- LAPSED PLANNING CONSENT FOR 2 BEDROOMS & A BATHROOM IN THE LOFT

## Description

The front door opens into the hallway which opens through to a bright spacious reception room, with direct access to the garden, with a utility room and ample space for cloaks storage. The dual aspect kitchen breakfast room is located to the front aspect and enjoys a wide range of wall and base units which house a double oven and an electric hob, with space for further white goods. There is a generous amount of worktop surface and a coordinated breakfast bar with openings through to two of the reception rooms. The second reception room is currently used as a dining room and has double doors through to the living room and stairs to the first floor. A wet room completes the ground floor living accommodation.

The first floor landing enjoys natural light and leads to three double bedrooms, each with built in wardrobes and one a dual aspect. They are served by a family bathroom.

Outside. The garden is mainly laid to lawn, with a patio adjoining the rear of the house and is enclosed by panel fencing. There is a garden shed, a single garage with gated driveway in front and a brick built workshop to the rear of the garage.

## Situation

The property is located off one of Ashted's most sought-after residential roads within walking distance of the mainline station with services to London Bridge, Waterloo and Victoria (41 mins approx).

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street which also features a Marks and Spencer Foodhall and more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including The City of London Freeman's School, West Ashted Primary and St Andrew's Secondary. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

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



Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft  
Outbuilding = 21.6 sq m / 232 sq ft  
Total = 163.3 sq m / 1757 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. (ID1105165)  
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