



patrick  
gardner  
RESIDENTIAL

4 Gayton Close, Ashted, KT21 2QJ

Asking Price £750,000



- DESIRABLE LINK-DETACHED HOME
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- THREE RECEPTION AREAS
- DOWNSTAIRS W.C
- TWO FURTHER BEDROOMS
- REAR GARDEN
- TANDEM GARAGE & DRIVEWAY

## Description

From the front door the property opens to the entrance hall with cloakroom and handy under-stairs storage. The kitchen/breakfast room features a range of wall and base cupboards, with complementary work tops over and space underneath for a range of white goods. A bay window, overlooking the front aspect, provides space for a breakfast table. The dining room is at the rear of the property and leads to the third reception area/sunroom, with direct garden access. The bright sitting room completes the ground floor and benefits from doors opening out to the garden.

The first-floor landing, with airing cupboard and hatch to the loft, leads to; the principal bedroom, boasting a wall of fitted wardrobes and en-suite bathroom; two further good sized bedrooms and a family bathroom.

Outside. To the front the property benefits from driveway parking and a mature landscaped front garden which leads to a sizable tandem garage with power, light and rear garden access. The private low maintenance rear garden is mainly paved for easy access and maintenance leaving ample space for outdoor seating and features pretty brick surrounded flower beds and borders.

## Situation

The property is located just off one of Ashted's most sought after residential roads within walking distance of the ever popular mainline station at Ashted with fast and frequent services to London Waterloo and Victoria.

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street including Marks & Spencer Foodhall with 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 Barnett Wood Infant's, The City of London Freeman's, St. Andrews and Downsend.

A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC Countryclub at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F
<b>Private road charge</b>	£316.12 from 01.03.2024 - 31/02/2025
<b>Ground rent</b>	£1 per annum



Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 111.7 sq m / 1202 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. (ID1098214)  
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