



6 Crispin Close, Ashted, Surrey, KT21 1LG

Guide Price £499,995



- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SECOND BEDROOM
- GARAGE & DRIVEWAY
- PRINCIPAL BEDROOM WITH STORAGE
- CUL-DE-SAC
- A WALK FROM VILLAGE SHOPS
- CONSERVATORY
- PRIVATE GARDEN
- NO ON-GOING CHAIN

Description

A front door, sheltered by a storm porch, opens to the hallway with built-in storage. From here, a door leads to a spacious living room with double glazed window and door to a conservatory. An archway leads to the small extension, which provides a welcome second reception room, currently used as a dining room. The kitchen is fitted with a range of wall and base units with space for white goods and features a built in oven and gas hob over. There is also room for a small breakfast table.

Off the hall is the principal bedroom which overlooks the rear gardens and offers plenty of fitted wardrobe space. The second bedroom is single in size and overlooks the front aspect.

The bathroom comprises; a bath with shower over, wash hand basin and W.C.

Outside. The rear garden has been much loved over the years and enjoys a patio, neat lawn, mature hedging and established flower beds. There is rear garage access and a side gate leading to driveway parking at the front.

Situation

Conveniently situated in this popular well established residential cul-de-sac within walking distance of local shops in The Street and at Craddocks Parade, bus routes and Ashted's main line station. The latter provides fast and frequent services to London Waterloo & Victoria. Highly regarded local schools nearby include Rosebery School for girls and The Greville Primary School only a few minutes' walk away.

Acres of unspoilt open green belt countryside are nearby providing ideal walking, riding & cycling pursuits and the nature reserve at Ashted Common & Ashted Park. Leisure facilities nearby include Ashted's cricket & bowls club, a squash club, the RAC at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and refurbished leisure centre at Fetcham Grove.

Ashted village is just under quarter of a mile away providing further excellent local shops and more comprehensive shopping, cinema, theatre etc., can be found in the nearby town of Epsom and Leatherhead.

Tenure

Freehold

EPC

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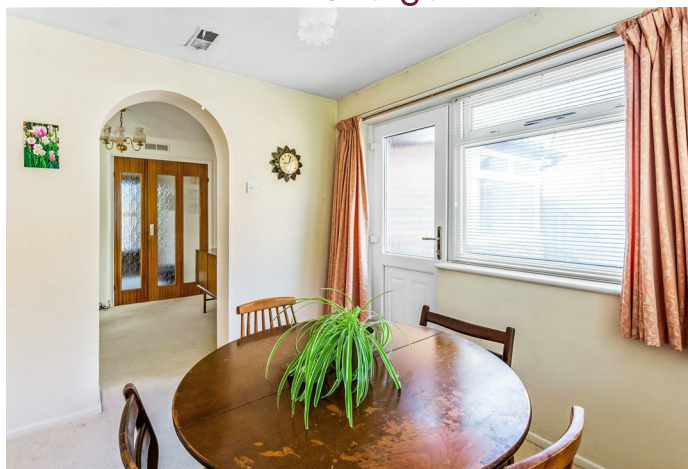
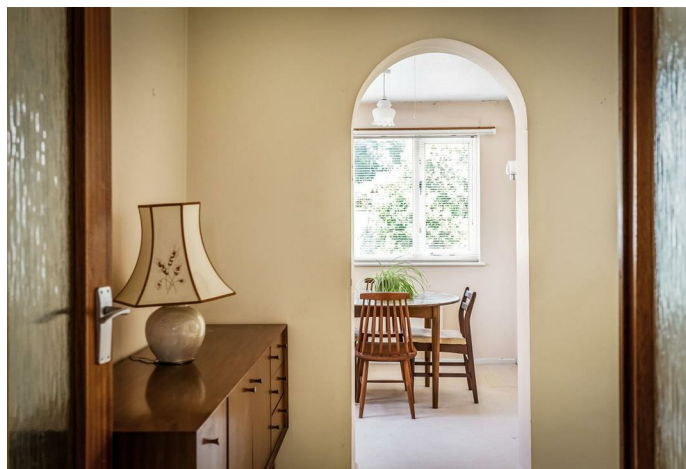
Council Tax Band

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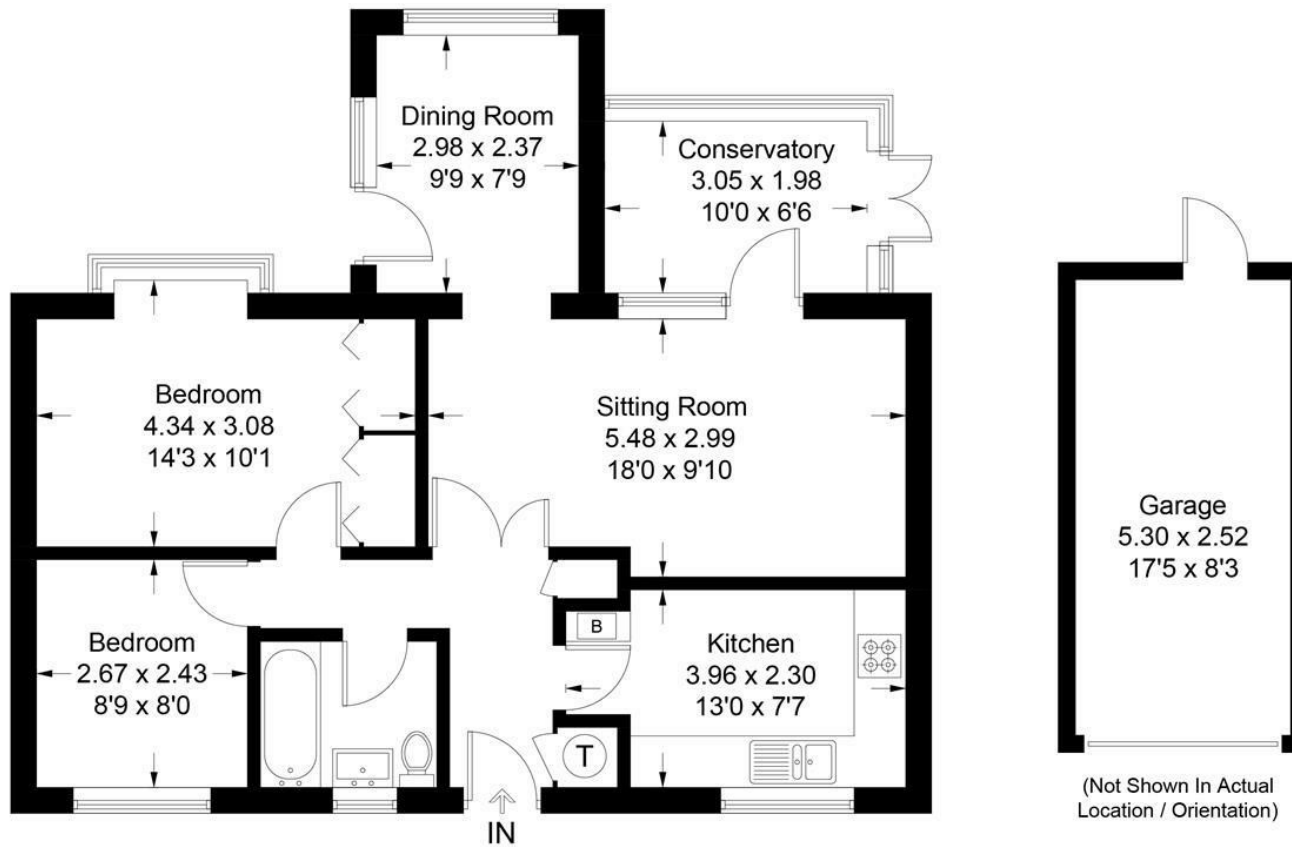
Common Parts

£300 per annum fee towards maintenance of the common parts of the Estate.

Charge



Approximate Gross Internal Area = 71.6 sq m / 771 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 85 sq m / 915 sq ft



Ground 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. (ID1112062)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

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