



 **patrick**
gardner
RESIDENTIAL

11 Parkers Close, Ashted, Surrey, KT21 2AP

Asking Price £849,950



- DETACHED DOUBLE FRONTED BUNGALOW
- CUL-DE-SAC LOCATION
- JUST 0.22 MILES TO VILLAGE SHOPS
- TWO SEPARATE RECEPTION ROOMS
- MODERN FITTED KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM
- GARAGE & DRIVEWAY
- SECLUDED REAR GARDEN
- SOUTH EASTERLY ASPECT

Description

Approached via a path lined with lavender plants, a contemporary front door opens to an enclosed porch with double doors to generous hallway beyond. A 22ft living room enjoys a double aspect with feature fireplace and separated bar area for entertaining with integrated fridge & wine cooler. Double doors continue to lead through into a bright double aspect breakfast/dining/family room with twin roof lanterns and sliding doors to a level patio area. Separated by a breakfast bar, the kitchen is fully integrated with ample white high gloss storage cupboards and a door to utility area with further access to garden. The principal bedroom enjoys views over the rear garden from a bay window and benefits from fitted wardrobes with over-bed storage. This and two further bedrooms are served by a modern fully tiled shower room.

The secluded garden is mainly laid to lawn with mature boundary hedges and shrubs. A patio area with attractive low-level wall edging provides a sunny area for entertaining leads down via steps to provide rear access to the garage and storage shed. Side access leads to the front of the property with driveway and front access to garage along with two areas of lawn, footpaths and shrubs for interest.

Situation

The property is situated in a conveniently located cul-de-sac for an easy walk into Ashted village with it's wide range of superb independent retailers. Leatherhead and Epsom town centres nearby offer even more comprehensive shopping facilities.

Excellent train services at Ashted's popular commuter station nearby provide services to London Bridge, Waterloo and Victoria. The nearest bus stop is just 177 metres away.

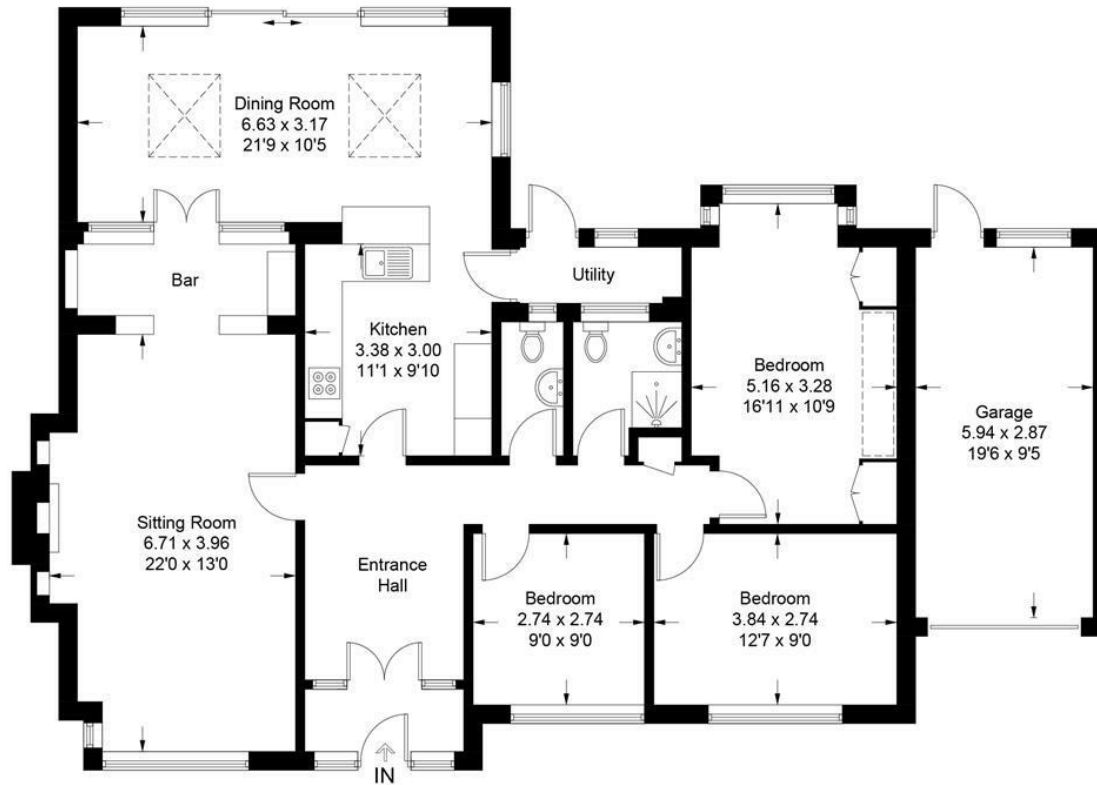
Highly regarded local schools, can be found a short walk away including Downsend School, St Andrews and West Ashted to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft
Garage = 17.1 sq m / 184 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. (ID 1101734)
www.bagshawandhardy.com © 2024

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

