



31 Glebe Road, Ashted, KT21 2NT

Price Guide £820,000





- DETACHED FAMILY HOME
- FITTED KITCHEN
- SHOWER ROOM
- SUNNY LANDSCAPED GARDEN
- 0.57 MILES TO ASHTEAD STATION (APPROX 10 MINS)
- TWO RECEPTION ROOMS
- THREE BEDROOMS & A STUDY/COT ROOM
- TOILETS ON EACH FLOOR
- GARAGE & DRIVEWAY
- WALKING DISTANCE OF WELL REGARDED SCHOOLS



## Description

The property has twin paved driveways and a neat front garden with access to both the garage and rear garden via a side gate. The front door, with a pretty storm porch over, leads into a spacious and bright hallway. From here stairs lead to the first floor and each reception room. The dual aspect living room features a bay window to the front, a door to the rear garden and a central gas fireplace. Reception two over looks the garden, has two built in storage cupboards and a door to the ground floor toilet. The kitchen is also dual aspect with a side door to the rear garden and a bay to the front, there are a range of wall and base units with a built in fridge freezer, double oven, hob, microwave, dishwasher and washing machine. There is space for a breakfast table.

The first floor landing leads to three bedrooms. The principal bedroom over looks the front aspect and features a wall of built in wardrobes. There are two further double bedrooms, one with it's own built in storage and a study/cot room with some restricted head height due to the roof line. A family shower room and separate toilet serve this floor.

Outside is a sunny landscaped family garden with a walled patio adjoining the house, a second patio to the rear with a connecting path which also leads to the rear shed. The neat lawn and mature planting make this a very inviting space to enjoy. An external door leads to a handy store area the the rear of the garage.



## Situation

Conveniently situated in a sought after road just off the 'lanes' area between both a wide range of village shops, well regarded sought after local state and private schools and one of the areas main draws Ashted mainline train station, which is just 0.57 miles away (approx 10 minutes on foot) provides fast and frequent services to Waterloo, London Bridge & Victoria.

The area enjoys a wealth of open unspoilt countryside much of which is National Trust and Green Belt. The area is arguably most proud of Ashted common as it is ideal for long family walks, cycling, horse riding and dog walks. There are many well considered schools within walking distance in both the private and state sector including City of London Freemen's School and the nearby 'outstanding' Barnett Wood Infant School and St. Andrew's secondary.

The strong ever more cosmopolitan community provides a healthy choice of recreational pursuits for all age ranges within the village including Ashted Football and Cricket clubs, Tennis and squash clubs amongst others. The nearby towns of Epsom and Leatherhead provide further choices with many gyms and golf courses including the RAC Golf and Country Club in Epsom/Ashted borders and Tyrrells Wood in Leatherhead.

**Tenure**

Freehold

**EPC**

E

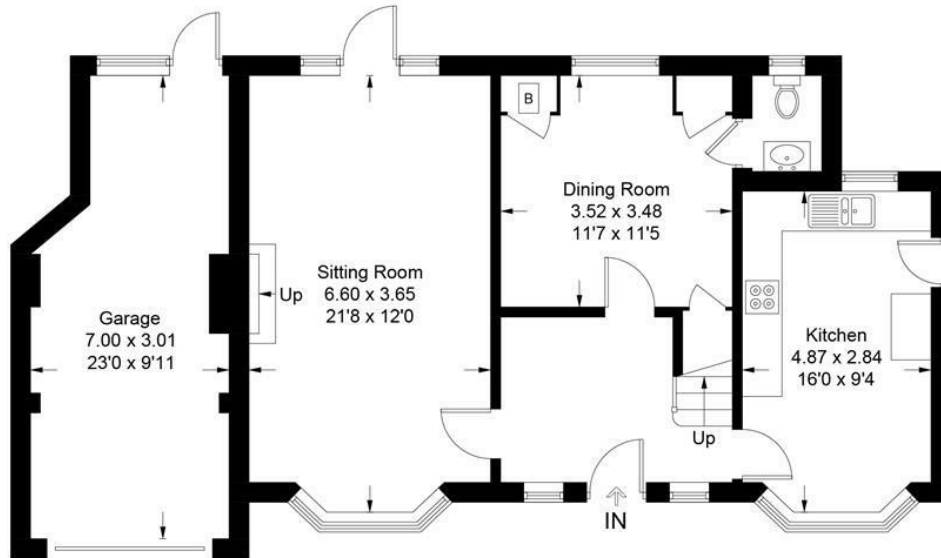
**Council Tax Band**

G

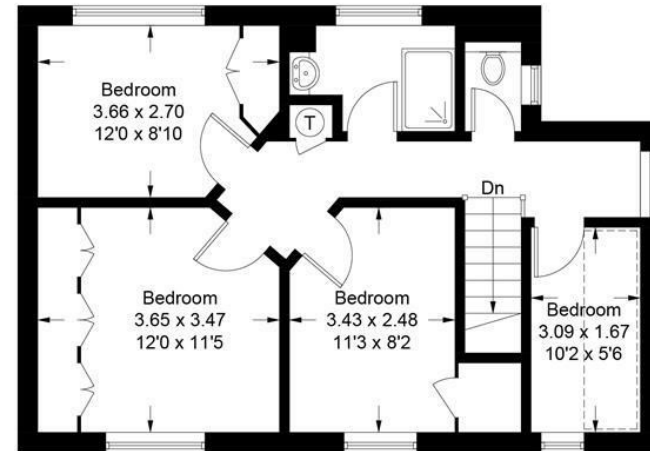
Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft  
 Garage = 19.0 sq m / 204 sq ft  
 Total = 134.0 sq m / 1442 sq ft



 = Reduced headroom below 1.5m / 5'0



**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. (ID1099270)  
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