



17 Taleworth Road, Ashted, Surrey, KT21 2PT

Asking Price £1,150,000



- EXTENDED DETACHED FAMILY HOME
- FOUR SEPARATE RECEPTION ROOMS
- UTILITY, CLOAKROOM & SHOWER ROOM
- MODERN FAMILY BATHROOM
- GARAGE & DRIVEWAY PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION
- KITCHEN/BREAKFAST/FAMILY ROOM
- FOUR BEDROOMS, ONE EN-SUITE
- ATTRACTIVE FAMILY GARDEN
- POTENTIAL FOR ANNEX FACILITY

Description

A modern front door leads to an entrance lobby with cloakroom and providing space for coats and shoes before leading through to a welcoming family room. A double aspect 'light and airy' sitting room is complemented by two further reception rooms and downstairs shower room. A well designed kitchen with island features a range of wall, base and draw units with space for a range style cooker, a dishwasher and fridge/freezer. A roof lantern provides ample natural daylight over the welcoming dining/family seating area which features an attractive fire and double doors to garden. A spacious, separate utility room provides further storage space with room for further white goods, complete with doors to the front, a shower room, a study and an integral garage.

The bright first- floor landing provides access to the roof space and has a linen cupboard. An impressive principal suite boasts a vaulted ceiling, fitted wardrobes, an en-suite shower room complete with relaxing garden views. Three further bedrooms are served by a luxury modern family bathroom.

Outside, the property benefits from a generous rear garden which is laid mainly to lawn with perimeter shrubs for interest, a covered area ideal for hot tub and an additional covered seating area to the rear. To the front, a driveway with ample forecourt parking for a number of cars provides access to a garage, adjoining the neighbouring garage. The front of the property also benefits from solar panels, an area of lawn and screening shrubs for privacy.

Situation

The property is situated in a pleasant and established tree lined road in the 'Lanes' area of Ashtead ideally located within walking distance of excellent local schools including St. Andrew's secondary, St. Peter's Primary, West Ashtead and Downsends.

Shopping facilities close to hand include first class independent retailers on The Street and an enviable M & S Foodhall and a more comprehensive range of shopping facilities nearby in Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashtead and Leatherhead, with services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

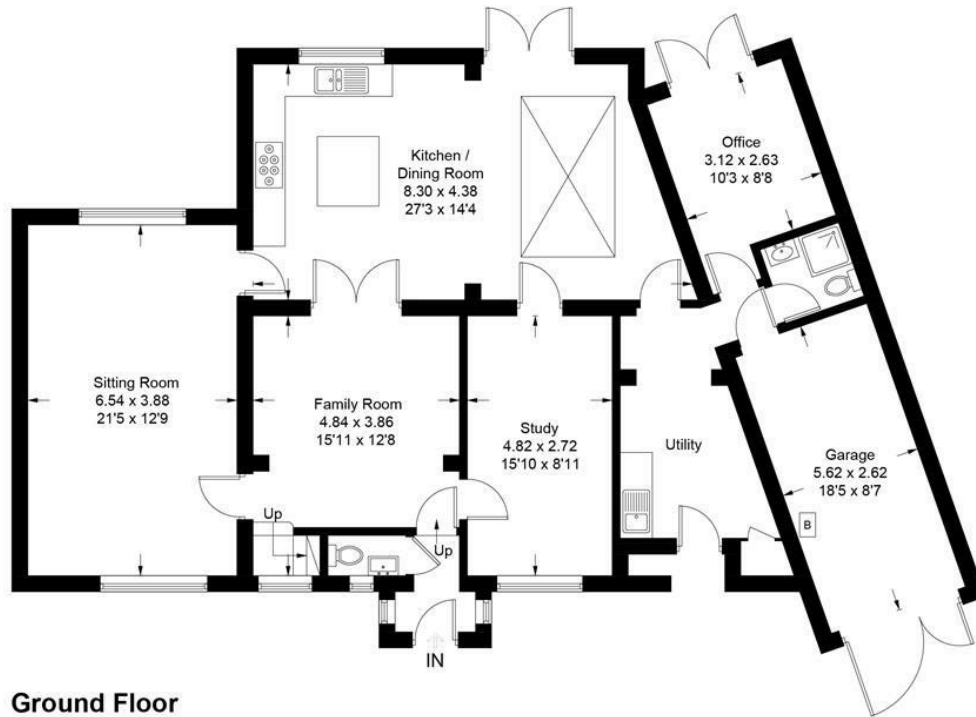
Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding.

Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

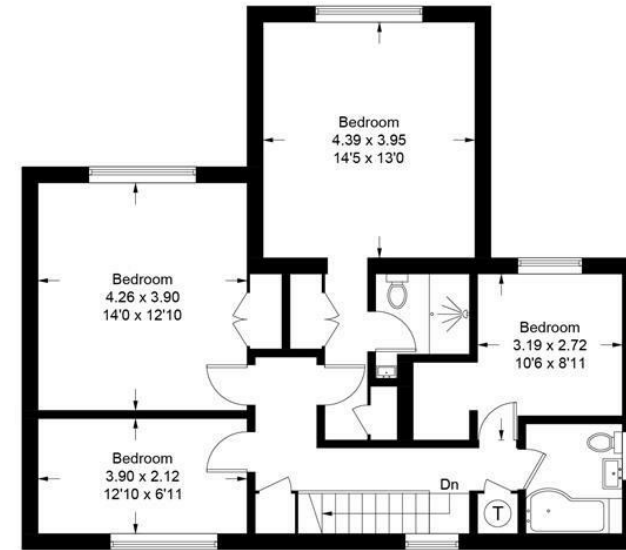
Tenure	Freehold
EPC	C
Council Tax Band	G



Approximate Gross Internal Area = 218.1 sq m / 2348 sq ft
(Including Garage)



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. (ID1127046)
www.bagshawandhardy.com © 2024

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@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.

