



36 Summerfield, Ashted, Surrey, KT21 2LF

Asking Price £749,000



- DETACHED FAMILY HOME
- THREE BEDROOMS
- PRINCIPAL WITH EN-SUITE
- GARAGE AND DRIVEWAY
- MATURE GARDEN
- POPULAR DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- SOUGHT AFTER LOCAL SCHOOLS
- NO ONGOING CHAIN

Description

From the covered storm porch the front doors leads into the hallway with cloakroom off and understairs cupboard. The lounge extends the full length of the property, providing a dual aspect and has a feature fireplace and patio doors opening onto the garden. The dining/family room over looks the front aspect and and kitchen the rear. This features a range of wall and base units, an integrated oven and hob, a free standing fridge, a washing machine and has a rear door to the garden.

The first floor features three bedrooms, the principal features a walk through dressing area leading to a modern en-suite shower room. The further two bedrooms, one with built in storage, are served by the family bathroom with bath, wash hand basin and w.c.

Outside, the rear garden is enclosed by panel fencing and is mostly laid to lawn with mature borders and patio area adjoining the house. From here there is a rear access door to the single garage and handy side access to the front garden. This garden is mostly laid to lawn with a range of mature shrubs for interest, running alongside the driveway, which leads to the single garage.

Situation

Situated on this popular development between the village and station, this family property has access to a large selection of independent retailers in the village centre, offering an excellent choice of everyday shopping and services. More comprehensive shopping can be found within the nearby towns of Leatherhead and Epsom

Schooling within Ashted is a particular draw, with a wide choice of state and private schools, each well regarded.

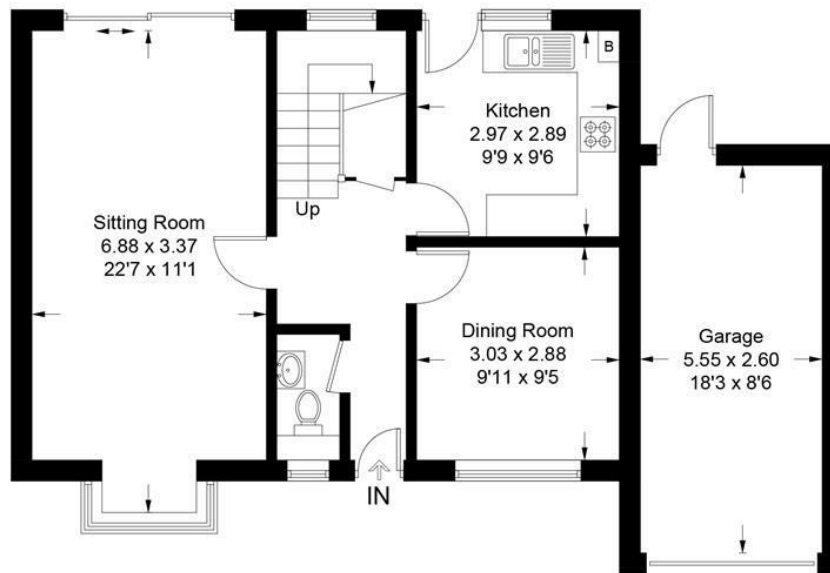
In addition, local amenities including sports clubs, doctors surgery and library to name but a few, are all easily accessible.

Ashted mainline station offers services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

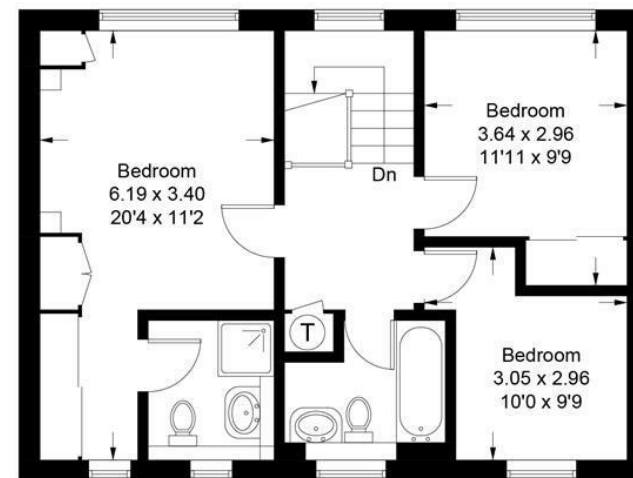
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 119.4 sq m / 1285 sq ft



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. (ID1147259)
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.

