



 **patrick
gardner**
RESIDENTIAL

FOR SALE

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 **patrick
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104 Overdale, Ashted, Surrey, KT21 1PU

Guide Price £599,950



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- CLOSE TO COMMUTER STATION
- KITCHEN WITH DIRECT GARDEN ACCESS
- GARDEN WITH SHED, GREENHOUSE & RAISED BEDS
- TWO RECEPTION ROOMS
- OFF STREET PARKING & GARAGE
- SCOPE TO IMPROVE & EXTEND S.T.P.P
- FAMILY BATHROOM
- NO ON GOING CHAIN

Description

The front garden features a drive leading through a door to a covered side passage and eventually to a garage beyond. A storm porch shelters the front door which leads into a bright hallway. The front reception room features a fireplace and a bay window, the rear reception has a serving hatch and door into a conservatory, with direct garden access. The kitchen has a range of wall and base units with space for freestanding white goods and features a side door to the covered side passage.

Upstairs a bright landing offers access to the loft, two double bedrooms, a single bedroom, shower room and separate W.C.

The rear garden is of a good size and is enclosed by timber fencing, has a patio, lawn, shed, greenhouse, raised flower/veg beds and single garage, with a covered side access back to the front.

N.B. This property would benefit from a degree of modernisation.

Situation

Overdale is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (42 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsens Preparatory School and St Andrews Secondary School.

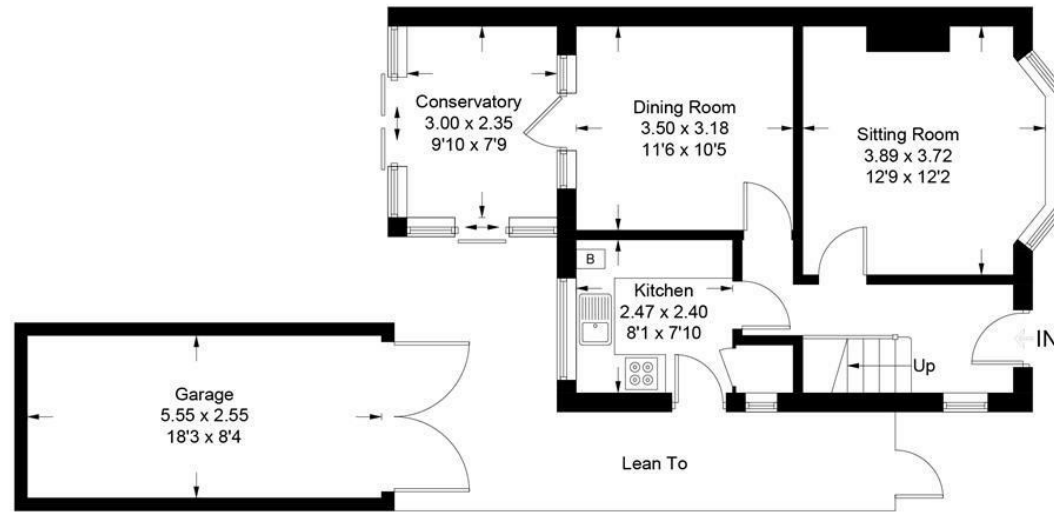
A number of independent retailers at Craddocks parade and The Street offer a quite excellent variety of shops, including one of the newer additions an M & S food hall, with more comprehensive shopping facilities close by in Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

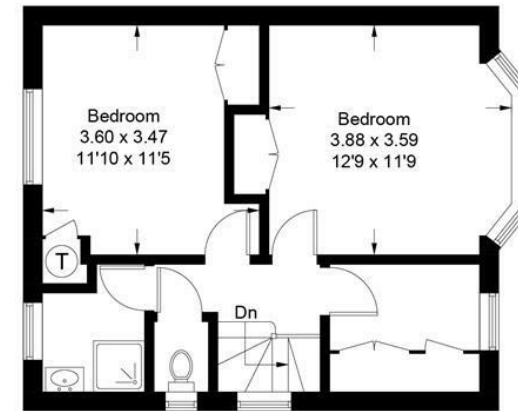
Tenure	Freehold
EPC	D
Council Tax Band	E



Approximate Gross Internal Area = 89.6 sq m / 964 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 103.7 sq m / 1116 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. (ID1157227)
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