



15 Greville Park Avenue, Ashted, Surrey, KT21 2QS

Price Guide £1,450,000



- DETACHED FAMILY HOME
- BRIGHT KITCHEN/FAMILY/DINING ROOM
- FOUR/FIVE BEDROOMS
- GARAGE & DRIVEWAY
- A WALK TO MAIN LINE STATION, SHOPS & SCHOOLS
- EXTENDED ACCOMMODATION
- UTILITY & CLOAK ROOMS
- BATHROOM & EN-SUITE
- SOUTH WEST FACING FAMILY GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION

## Description

From a pretty open porch the front door leads in to a spacious hallway with storage cupboard and cloakroom off. The living room over looks the gardens and features a fireplace and French doors to the garden, from here a door leads into a snug/study, also over looking the garden with integral garage off. The kitchen is a stand out feature of this family home, it has been extended to provide spacious family and dining areas. This space is flooded with natural light due to an attractive roof lantern, Velux windows and both patio and bi-folding doors, over looking the garden. The kitchen boasts stone worktops with coordinated breakfast bar, twin ovens, a five burner induction hob, a dishwasher, a wine rack and space for a large fridge freezer. A utility room with doors to the garden and hallway, features space for further white goods among an abundance of storage cupboards.

Stairs lead to rooms on three further levels. Off the main landing is the family bathroom, an airing cupboard and the principal bedroom, which over looks the garden and has a wall of built in wardrobes with a spacious en-suite shower room off. There are two further dual aspect bedrooms, one single and one double, each with a built in wardrobe. A further double bedroom, with it's own internal landing area and stairs is situated over the garage. A further bedroom/hobbies room is found on the second floor, bathed in natural light thanks to a number of Velux windows. A door from here leads into an easy access loft storage area.

Outside is an enclosed south west facing family garden, mainly laid to lawn with a large paved patio area adjoining the house, a rear patio, mature planting and two side gates. The front garden has planting which provides a good amount of seclusion, with driveway for a number of cars, which leads to the garage.



## Situation

The property is located in one of Ashted's most sought after residential roads within walking distance of the mainline station with services to London Bridge, Waterloo and Victoria.

There are excellent local shopping facilities nearby including highly regarded independent retailers on The Street and a Marks and Spencer Foodhall, with more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including The City of London Freeman's School, West Ashted Primary and St Andrew's Secondary.

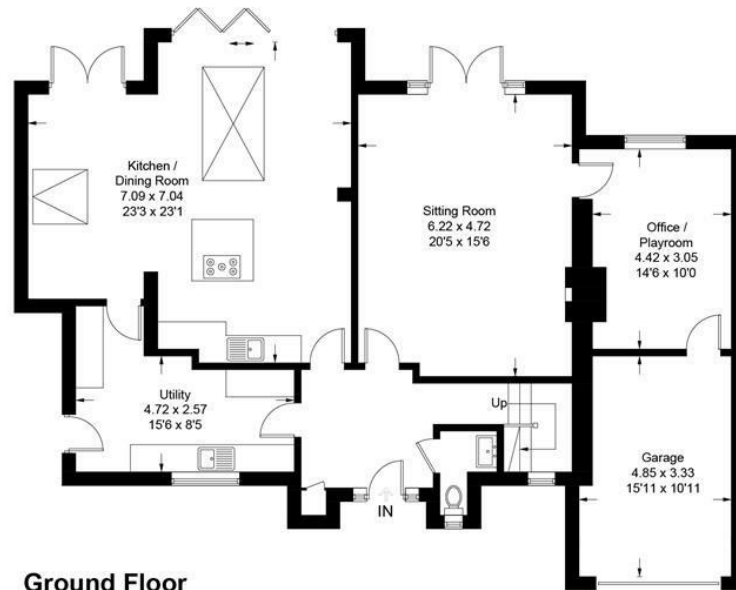
A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

Tenure	Freehold
EPC	D TBC
Council Tax Band	G

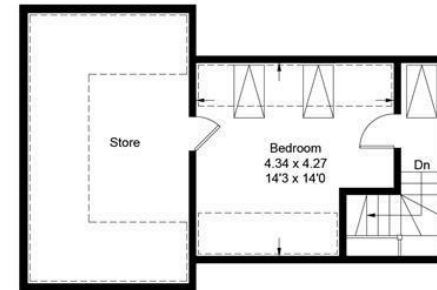
Approximate Gross Internal Area = 259.8 sq m / 2796 sq ft



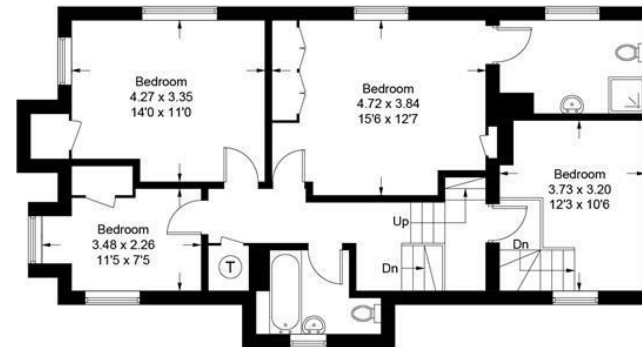
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second 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. (ID1129548)  
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