



142 Craddocks Avenue, Ashted, Surrey, KT21 1NL

Guide Price £850,000





- EXTENDED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- FAMILY GARDEN WITH CABIN
- WALKING DISTANCE OF STATION
- TWO RECEPTION ROOMS
- UTILITY ROOM & DRIVEWAY
- TWO BATHROOMS & CLOAKROOM
- CLOSE TO AMENITIES
- CLOSE TO DESIRABLE SCHOOLING



## Description

From the driveway the front door opens into a bright and spacious hallway with doors leading to sitting room, playroom/snug, cloakroom and kitchen. A stylish sitting room to the front of the property features built-in storage units and enjoys a bay window. Across the hall is a good-sized playroom/snug complete with plantation shutters. The modernised kitchen/dining room provides an extensive range of wall and base units with; an integrated hob, extractor, oven, combination microwave and dishwasher complete with co-ordinating worktops and breakfast bar. The kitchen area flows into the family dining area with doors to the garden, all complemented by a utility room, with space for further white goods. A separate toilet completes the ground floor.

A galleried landing gives access to three bedrooms, stairs the second-floor bedroom and a family bathroom. The principal suite, on the second floor, boasts calming views to the garden, built-in storage and an en-suite shower room. There are two further double bedrooms and a single on the first floor, served by a spacious bathroom with a stylish freestanding shower.

Outside. To the rear an impressively well-kept, lightly landscaped sunny garden entices you from the house to a perfect al-fresco dining space. This patio extends across the back of the property with a lawn beyond, flanked by well stocked flower beds, leading to a summerhouse. To the front, the property benefits from a block paved driveway allowing off street parking for several cars.

## Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashtead's mainline station with services to London Waterloo (40mins approx.) and Victoria.

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

Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville Primary. A choice of recreational pursuits nearby include Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

Ashtead Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants and the ever popular Marks and Spencer Foodhall in The Street.


Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

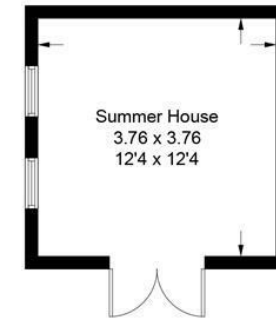
Tenure	Freehold
EPC	C
Council Tax Band	F



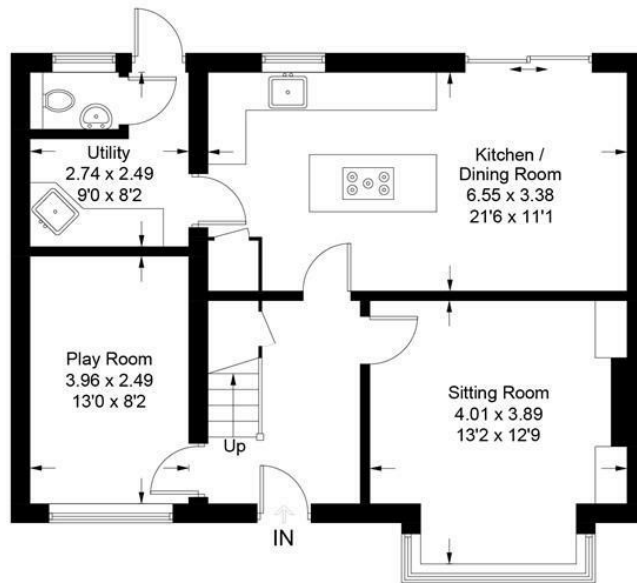
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft  
 Summer House = 14.1 sq m / 152 sq ft  
 Total = 150.0 sq m / 1615 sq ft



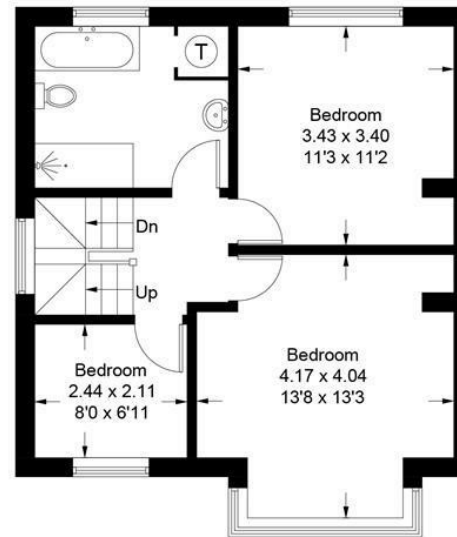
 = Reduced headroom below 1.5m / 5'0



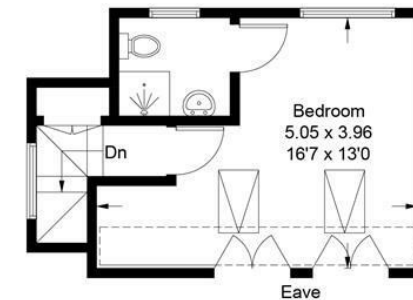
(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



**Second 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. (ID1181132)

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