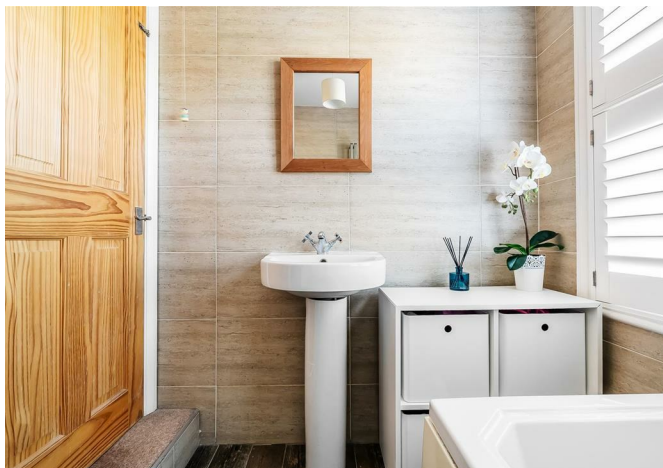




 **patrick
gardner**
RESIDENTIAL

27 Grove Road, Ashted, Surrey, KT21 1BE

Asking Price £650,000



- SPACIOUS LOFT EXTENSION
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- LANDSCAPED GARDEN
- A WALK FROM DESIRABLE SCHOOLS
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SUMMER HOUSE/OFFICE
- CLOSE TO SHOPS
- SCOPE TO EXTEND KITCHEN

Description

This extended three bedroom Edwardian cottage offers lovingly maintained accommodation throughout and is situated in an ideal position within the village for ease of access to a wide range of amenities. Off the entrance hall is; a living room with period style fireplace, stylish built in alcove storage and bay window in addition to, a dining room over looking the garden, also with a period style fireplace and under stair storage. The kitchen enjoys views over the garden and features an array of storage units with space for a range style cooker, dishwasher and washing machine. From here a door leads to the family garden.

Across the first and second floor are three well proportioned bedrooms with ample space for a choice of freestanding furniture, and served by two bathrooms.

Outside is an enclosed well maintained garden with patio area, a neat lawn with border planting and a side gate. Beyond the lawn is a large versatile summer house which has power and so could be used as a home office.

N.B A parking permit system is in place to the benefit of the owners of this road, protecting a good amount of on road parking for residents.

Situation

The property is located on the South side of Ashted and within easy walk of the village with its excellent local shopping facilities and bus routes.

There are many well considered schools to hand in both the private and state sector including City of London Freeman's School in nearby Ashted Park and St Giles Primary School in Dene Road. Ashted Station is about a mile away providing fast and frequent services to Waterloo and Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/ off road cycling and equestrian pursuits are popular nearby.

Tenure	Freehold
EPC	E
Council Tax Band	D





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft



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. (ID1201043)

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