



**patrick  
gardner**  
RESIDENTIAL

19 Albert Road, Ashted, Surrey, KT21 1BJ

Guide Price £575,000





- VICTORIAN COTTAGE
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- LANDSCAPED GARDEN
- CLOSE TO DESIRABLE SCHOOLS

- BEAUTIFULLY MODERNISED HOME
- STYLISH REFITTED KITCHEN
- CONTEMPORARY REFITTED SHOWER ROOM
- DESIRABLE CUL-DE-SAC LOCATION
- WALKING DISTANCE OF SHOPS & STATION

## Description

From the front garden the entrance leads in to the cottage, flowing through to the bright and spacious dining room. This well proportioned, versatile room overlooks the contemporary family garden and boasts a large understairs storage cupboard as well as ample room for a dining table, plus a study or play area. To the front, a second reception room features a pretty bay window and period style fireplace with ample space for lounge furniture. The kitchen is located at the rear of the property and features direct access to the garden. This stylishly refitted Howdens kitchen has a range of modern wall and base units with; a built in oven and extractor over, a gas hob and a fridge freezer, plus space for washer dryer neatly designed to be housed behind a matching door front.

Off the first floor landing is a good size principal bedroom, over looking the front with twin sash windows and a built in wardrobe, bedroom two also has a wall of built in wardrobes and overlooks the rear garden. The bathroom is spacious and has been completely refitted with a large walk in shower complete with a white toilet and basin complemented by contemporary décor.

Outside the front garden is framed by a picket fence, with a side path to the re-landscaped garden. Enclosed by panel fencing the garden features both a spacious patio and raised BBQ area, ideal for entertaining, softened by a neat lawn and shed.



## 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.

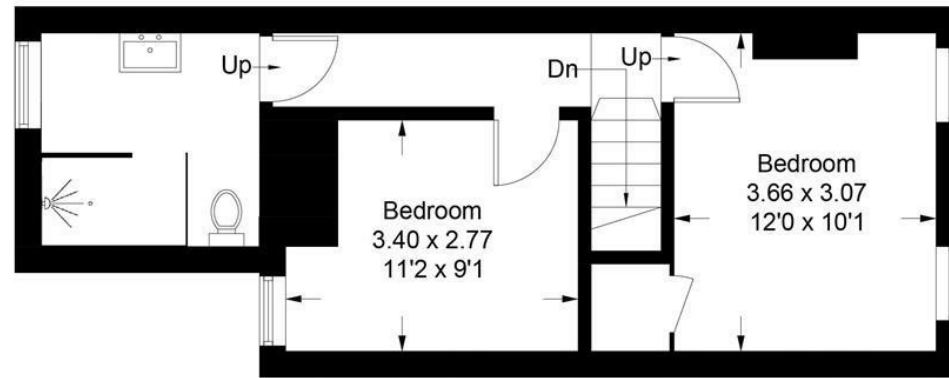
The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking,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

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.

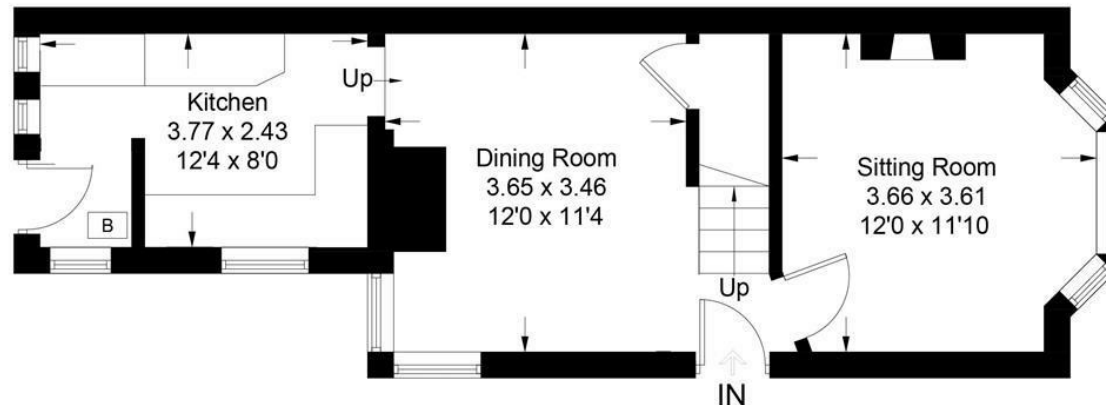
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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | D        |



Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



**First Floor**



**Ground 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. (ID405850)  
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