



10 Cray Avenue, Ashted, Surrey, KT21 1QX

Guide Price £899,999



- EXTENDED FAMILY HOME
- CONSERVATORY
- 5 BEDROOMS + STUDY
- GARAGE & DRIVEWAY
- GOOD TRANSPORT LINKS
- THROUGH LOUNGE/DINING ROOM
- KITCHEN DINING ROOM
- 3 BATHROOMS
- CLOSE TO AMENITIES
- EXCELLENT SCHOOLS NEARBY

Description

This extended family home is surprisingly large and features accommodation over 3 floors.

A storm porch shelters the front door, which opens into an inviting hallway with a handy under stair toilet. The through lounge enjoys high ceilings and ample space for both a spacious family lounge area and a generous family dining table at the far end, with a conservatory off. The kitchen overlooks the garden and features a range of wall and base units with a built-in oven, hob, extractor and fridge freezer with space for a dishwasher, washing machine and tumble dryer. The breakfast room adjoins this room via a large archway and has doors to the garden and integral garage, which is currently set up as a gym/hobbies space.

On the first-floor are four double bedrooms, one en-suite, a family bathroom and a study. On the second floor is the characterful principal bedroom with a dual aspect, built in and eves storage, complete with steps down in to a spacious en-suite bathroom.

Outside. The landscaped rear garden is a particular feature of this home and enjoys a sunken bordered lawn, a pretty seated Arbour, mature floral borders and a pathway to a large decked area, ideal for entertaining and providing access to a garden cabin and shed. The front garden is mostly paved to provide easy garage access and parking for numerous vehicles.



Situation

The property is located within easy walking distance of bus routes and Ashtead's mainline station with services to London Waterloo (40mins approx.), London Bridge and Victoria. Junction 9 of the M25 is just a few miles out of the village, providing easy access to the wider motorway network and London's main airports.

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, the Freeman's School and The Greville Primary.

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. 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 Marks and Spencer Foodhall in The Street. Both the towns of Epsom and Leatherhead are a few miles distant, providing even more comprehensive shopping and leisure facilities.

Tenure

EPC

Council Tax Band

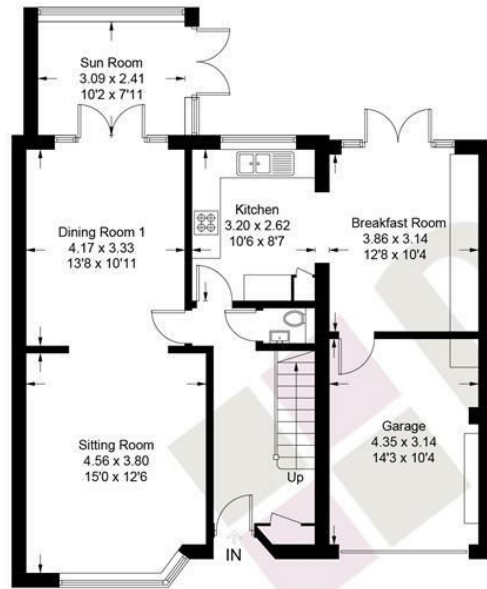
Freehold

D

F

 = Reduced headroom below 1.5m / 5'0"

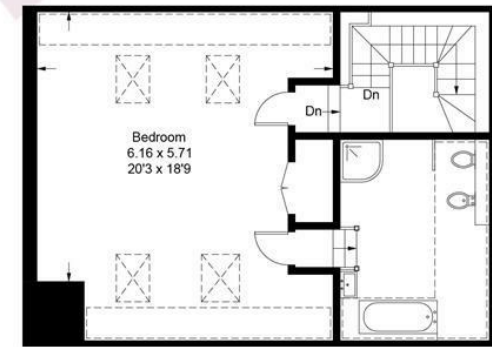
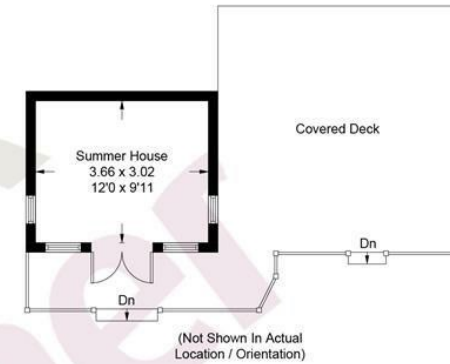
Approximate Gross Internal Area = 237.2 sq m / 2553 sq ft
 Summer House = 10.9 sq m / 117 sq ft
 Total = 248.1 sq m / 2670 sq ft



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. (ID1224114)
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