



3 Rutland Close, Ashted, KT21 1PY

Offers Invited £475,000





- MID-TERRACE HOME
- CLOSE TO STATION & SHOPS
- KITCHEN/BREAKFAST ROOM
- ALLOCATED PARKING AT FRONT
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- OPEN PLAN LIVING/DINING ROOM
- REAR GARDEN WITH BACK GATE
- TWO DOUBLE BEDROOMS
- IDEAL FIRST-TIME BUY OR DOWNSIZE



## Description

A well presented mid-terrace home located in a cul-de-sac just 0.12 miles from local shops and 0.29 miles to Ashted mainline station.

The downstairs accommodation comprises; entrance hall leading through to an open plan living/dining room with under-stairs cupboard. The kitchen/breakfast room is to the rear of the property and offers space for washing machine, dishwasher and upright fridge freezer. There is an integrated oven with gas hob over, space for small table and chairs and door to garden.

Upstairs, the principal bedroom to the front benefits from built-in storage and there is a further double bedroom to the rear, both served by a family bathroom.

The rear garden benefits from a rear gate and patio area for entertaining. To the front of the property, there are two allocated parking spaces.

## Situation

The property is located within easy walking distance of bus routes and Ashted'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.

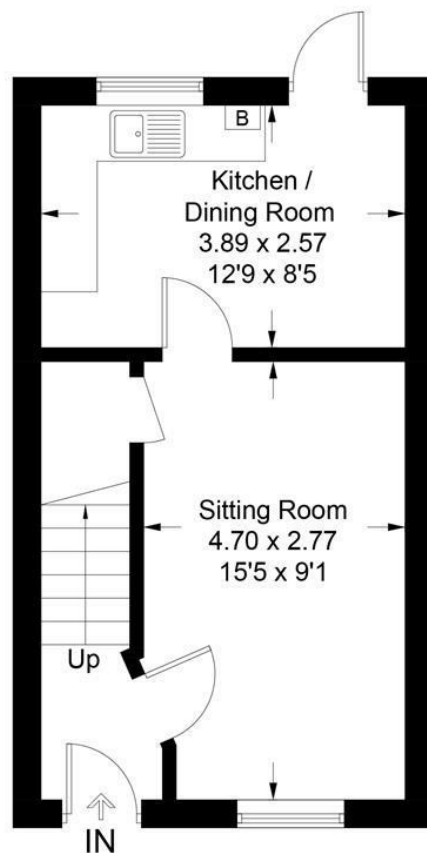
The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling. A choice of recreational pursuits nearby include Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

Ashted 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.

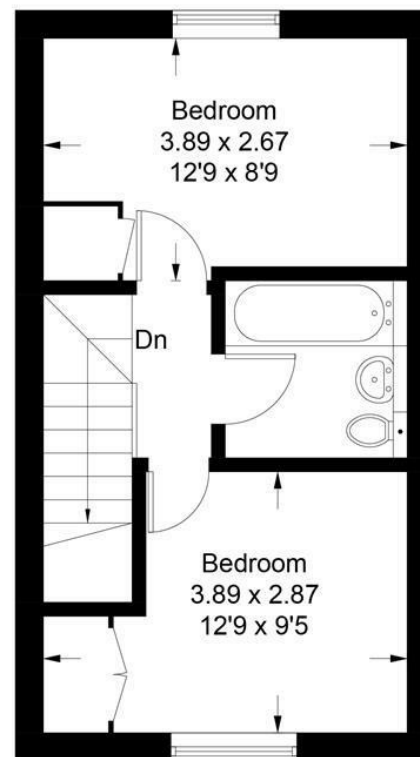
Tenure	Freehold
EPC	C
Council Tax Band	D



Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



**Ground 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. (ID1118816)  
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