



**patrick
gardner**
RESIDENTIAL

51A Links Road, Ashtead, KT21 2HL

Guide Price £949,950



- REFURBISHED IN 2019
- KITCHEN & UTILITY ROOM
- TWO DOUBLE EN-SUITE BEDROOMS
- FAMILY BATHROOM
- GENEROUS DRIVEWAY
- FOUR RECEPTION AREAS
- GUEST TOILET
- TWO FURTHER DOUBLE BEDROOMS
- SOUTHERLY FACING GARDEN
- WALK TO STATION, COMMON, SHOPS & SCHOOLS

Description

Refurbished in 2019 to create an attractive detached family home with a wealth of open plan living space, this home is offered to the market with no on-going chain and benefits from a sunny southerly aspect.

The heart of this home is a superb kitchen/breakfast room opening into a vaulted family room with velux style roof lights and twin patio doors to the garden. This area is complemented by an adjacent utility room and guest toilet along with a living room with study area and a separate reception room to the front.

Upstairs, the property benefits from two en-suite double bedrooms along with two further double bedrooms served by a family bathroom.

Externally, the property benefits from a southerly aspect rear garden and patio area. Side access leads through to the front garden, which is mainly laid to lawn with a mature shrub border and generous driveway allowing for off-street parking for several cars.

Situation

The property is located in a sought after position near Ashtead Common within an established residential road within easy reach of Ashtead's mainline commuter station and acres of open green belt countryside.

There is an excellent choice of schools in the area for children of all ages both State and Private.

A bus route together with excellent local shopping facilities at Craddocks Parade are within walking distance. Ashtead Village which is about a mile away provides a further range of local shops and choice of bus routes serving major Surrey towns. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow & Gatwick airports together with the national motorway network.

The area abounds in a wealth of unspoilt Green belt countryside including the nearby nature reserve at Ashtead Common and Ashtead Park. Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the newly refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure

Freehold

EPC

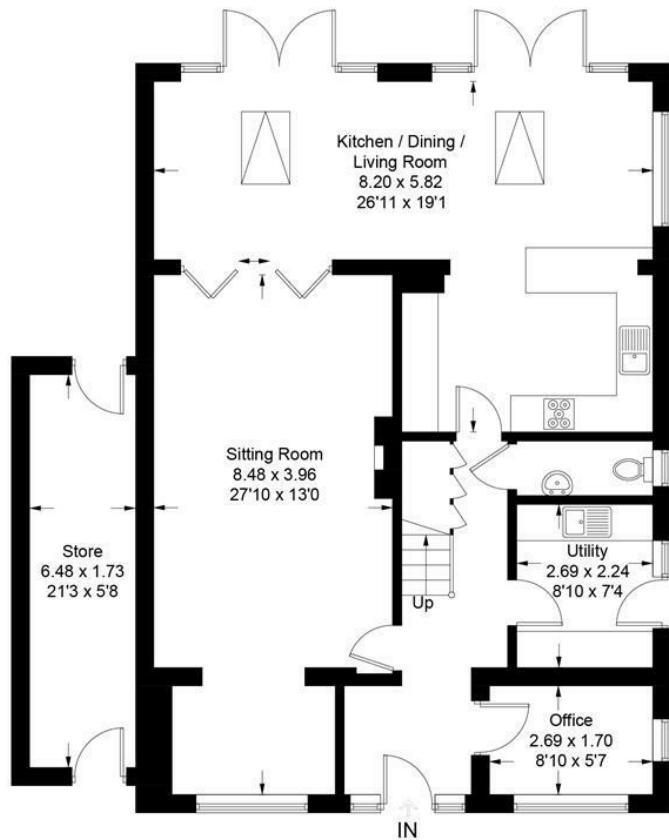
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Council Tax Band

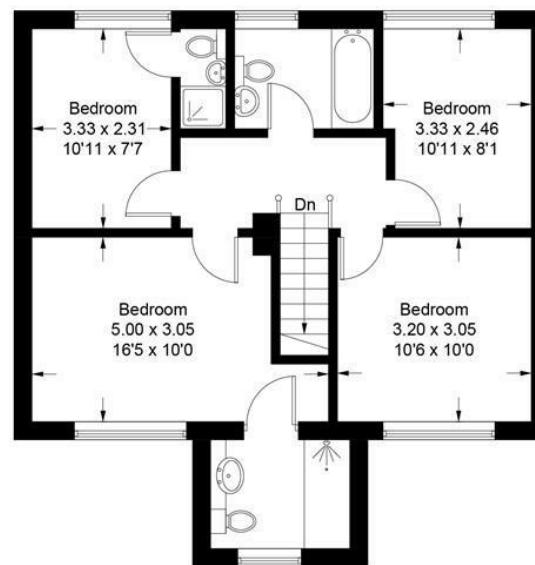
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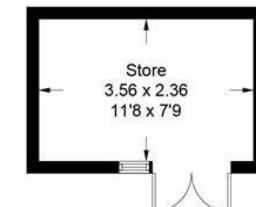
Approximate Gross Internal Area = 157.0 sq m / 1690 sq ft
 Stores = 20.0 sq m / 215 sq ft
 Total = 177.0 sq m / 1905 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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