



patrick
gardner
RESIDENTIAL

Downside Ashurst Drive, Tadworth, KT20 7LW

Price Guide £775,000



- DETACHED BUNGALOW
- FORMAL LIVING ROOM
- GARAGE + TWO DRIVEWAYS
- SHORT WALK TO HEADLEY HEATH
- UTILITY
- THREE DOUBLE BEDROOMS
- DINING ROOM
- 0.2 ACRE WEST FACING PLOT
- ENSUITE MASTER BEDROOM
- NO ONWARD CHAIN

Description

This bright and spacious detached bungalow is set on a private West facing plot and only a short distance from Headley Heath, with hundreds of acres of National Trust Countryside. Enjoying adaptable accommodation of 1323 sq. ft, further benefits include a detached garage with two separate driveways, two formal reception rooms and the property is also to be sold with no onward chain.

Accommodation briefly comprises of a spacious entrance hall providing access to all principal rooms. The formal sitting room (15'11 x 12'10) enjoys views to the front garden and built in furniture. There is also a formal dining room with views to the garden and sliding doors providing direct access to the rear terrace. The kitchen/breakfast room includes a selection of base units with matching eye level cupboards and a useful island. Beyond the kitchen is a large utility room with space for the usual white good appliances and a separate W.C. There is also access from the utility to both a pretty enclosed courtyard and rear garden. All three bedrooms are a generous size and enjoy varying aspects. The master bedroom (17'7x 11'11) is particularly spacious and includes built in wardrobes and an ensuite shower room. There is also a further fully fitted shower room to service the other two bedrooms.

Externally the grounds are a particular feature of the home. To the front is two separate driveways either side of the property, a detached garage with electric door and a lawn area with laurel hedge borders providing a good degree of privacy. The rear garden is beautifully maintained with various flower beds and mature shrubs. There is also a large decking area providing a great place to entertain. To the end of the lawn is a garden room that could be used in a variety of ways such as a home office or workshop. There is also a green house.

Situation

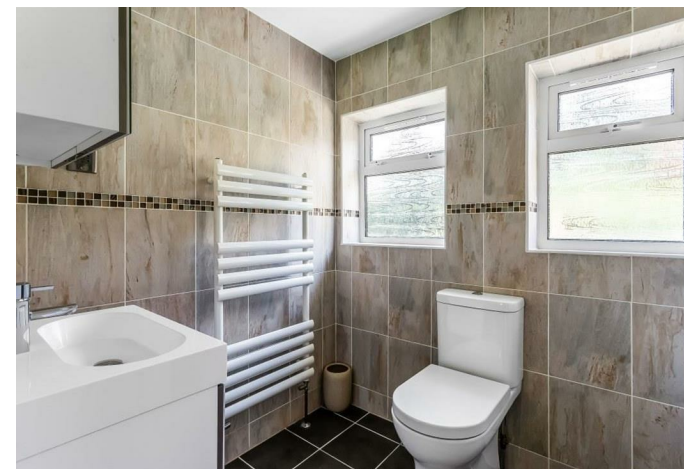
Located in the Surrey Hills area of outstanding natural beauty and with the well known viewpoint on Boxhill and Headley Heath on the doorstep, cycling, running or even just walking the dog is very accessible to enjoy this beautiful countryside setting.

Dorking & Leatherhead town centres are within approx. 5.5 miles and both offer a selection of local and national shops and supermarkets, schools, recreational facilities and stations for services north, south east and west.

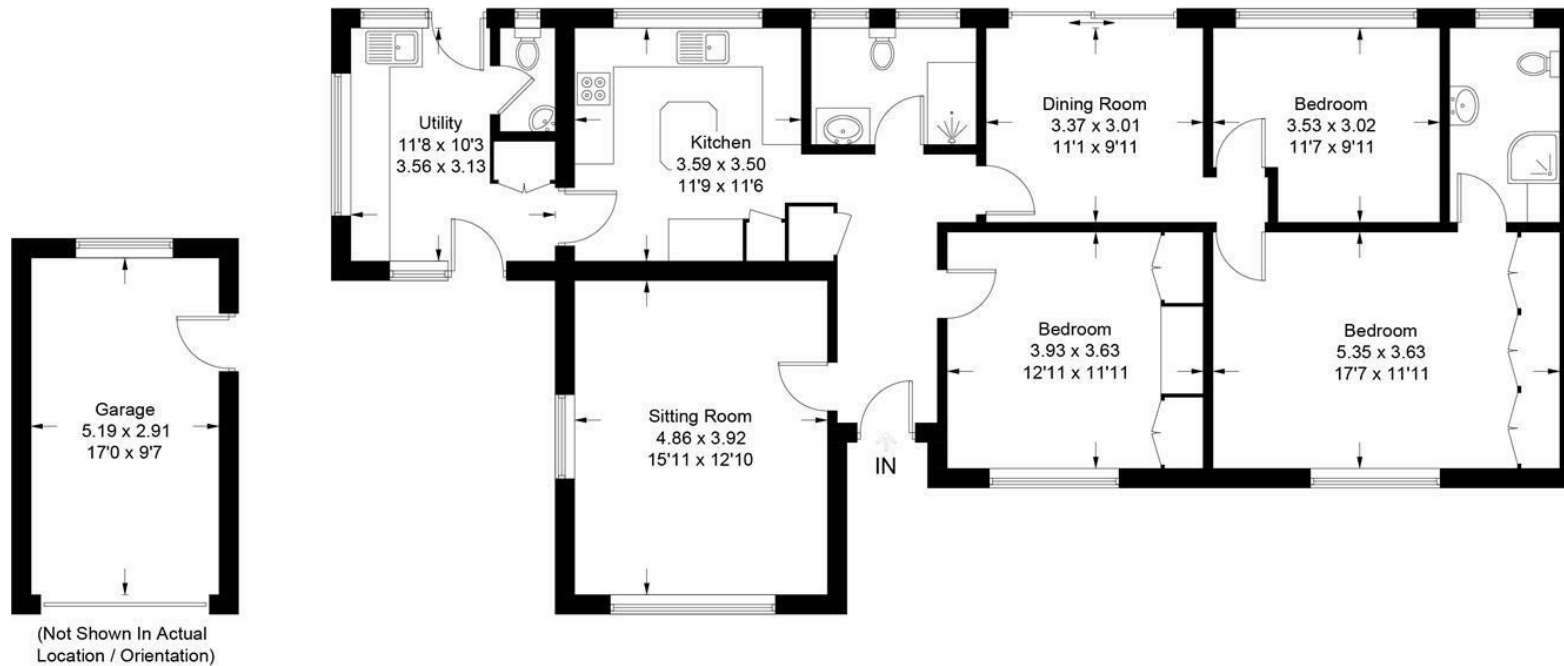
As well as Box Hill & Headley Heath, there are Ranmore, Leith Hill, Holmwood Common and the Surrey Hills which all offer superb opportunities for walking, cycling and riding.

Communications are well served with easy access to Gatwick and Heathrow airports from the M23 & the M25 with junctions at 8 & 9, Reigate and Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 138.1 sq m / 1487 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. (ID1071787)

www.bagshawandhardy.com © 2024

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

