



30a Gladstone Road, Ashted, KT21 2NS  
Guide price £650,000





## Virtual Tour Available

A unique detached family home nestled at the foot of a characterful and quiet cul de sac, in the heart of the charming village of Ashtead, with scope to extend and improve (stpp).

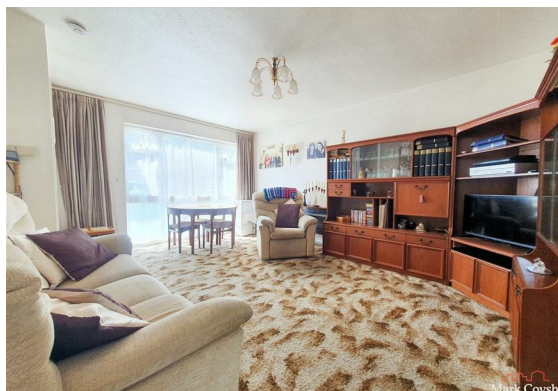
The current layout includes an entrance hallway, a great size living room, a well proportioned kitchen/breakfast room with access onto the garden, a handy separate utility room, modern fitted downstairs shower room and rear door to the garage.

Upstairs there are three bedrooms, a bathroom with natural night, a separate toilet and access to the loft space where there is additional storage.

The rear garden is nicely secluded, mainly laid to lawn with a raised patio area, space for a shed and wide side access to the front of the property, where there is must have driveway and garage.

Gladstone Road is nicely tucked away to enjoy quiet enjoyment, however, is only a short distance from the mainline station, sought after local schools, shops found on the village street, Craddocks Parade and Barnett Wood Lane, access to Junction 9 of the M25 and some beautifully well kept parks, commons and woodlands.

Offered with vacant possession and probate granted.









Approx Gross Internal Area  
95 sq m / 1019 sq ft



Ground Floor  
Approx 58 sq m / 628 sq ft

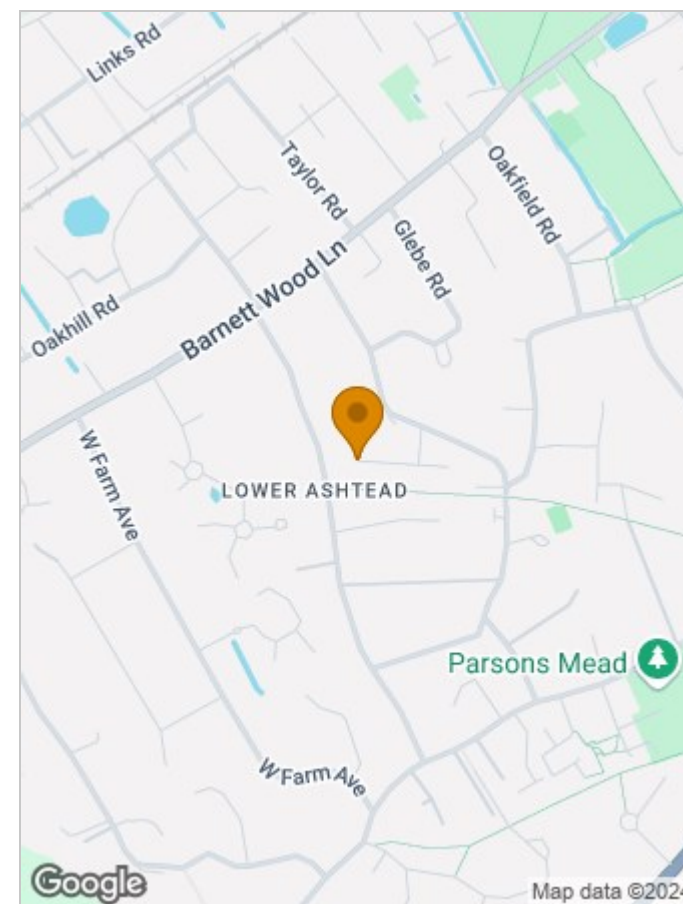
First Floor  
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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