



11 Loraine Gardens, Ashted, KT21 1PD
Offers in the region of £875,000

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A FOUR bedroom, "halls adjoining" style semi-detached house located in one of the most convenient roads in Ashted. Loraine Gardens is a small, quiet cul-de-sac that has the great benefit of being very close to Craddocks Parade shops, Ashted Station, Ashted Common, several highly regarded schools and many other local amenities.

The house has been extended and now offers four good sized bedrooms and three reception rooms but it does also offer many options to extend further (STPP). The garden is probably the largest in the road extending to over 100ft deep but fanning out to nearly 80ft wide at some points.

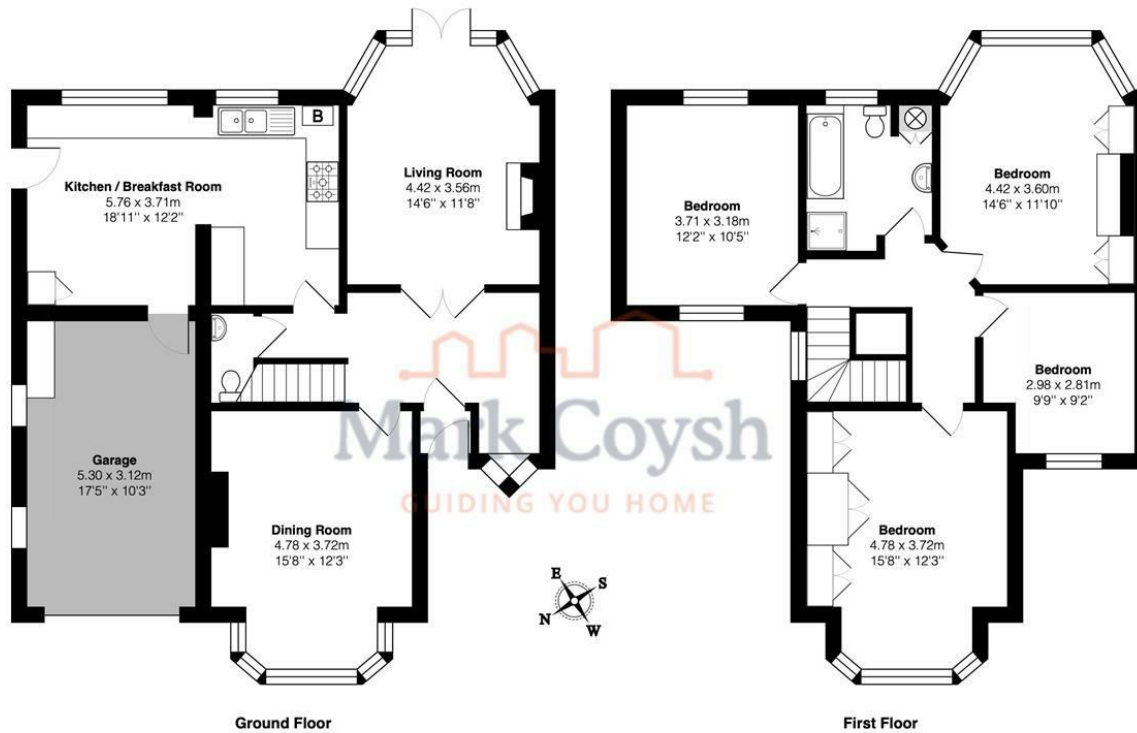
On the ground floor is an entrance lobby leading to the spacious Hallway with stairs to first floor and door to cloakroom. The Dining Room has a double glazed bay window to the front aspect and a brick/tiled feature fireplace. The Living Room has double glazed windows and double doors out to the rear garden plus brick fireplace with gas fire. The fitted Kitchen includes a gas hob, oven, central heating boiler (less than a year old) and plumbing for other appliances plus large windows overlooking the rear garden. Open plan to the kitchen is the Breakfast Room with door to garage and side door to garden.

Upstairs the impressive galleried landing leads to four bedrooms, 3 of which are excellent sized doubles and the fourth being a large single/small double. The two largest bedrooms have fitted wardrobes and feature bay windows. The Family Bathroom has bath, separate shower cubicle, wc, wash hand basin and airing cupboard.





Outside to the front is a driveway offering off road parking for several cars and leading to the attached single garage with power and light. A side passageway leads to the rear garden with full width patio, extensive lawn area and several mature trees.



Lorraine Gardens, Ashtead
 Total Area: 155.5 m² ... 1674 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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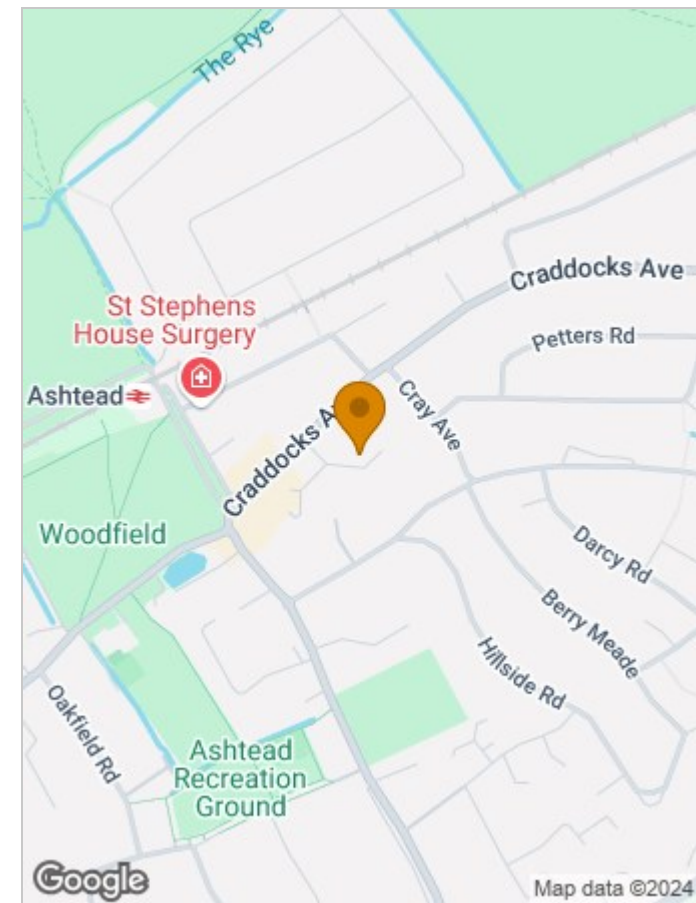
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Viewing

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

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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
	84
62	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	
EU Directive 2002/91/EC	