



**patrick
gardner**
RESIDENTIAL

157 Craddocks Avenue, Ashted, Surrey, KT21 1NU

Guide Price £750,000



- LINK DETACHED BUNGALOW
- FITTED KITCHEN
- THREE BEDROOMS & GAMES ROOM
- SEPARATE W.C
- DRIVEWAY PARKING
- TWO RECEPTION AREAS
- UTILITY ROOM
- FAMILY BATHROOM
- APPROX 94FT REAR GARDEN
- GARAGE

Description

Situated just 0.62 miles from Ashted mainline station and shops, this extended link-detached home offers a wealth of accommodation and is ideally located for local schools and countryside walks.

An enclosed porch leads through to the reception hallway with storage cupboard and access hatch to an impressive loft area. All three bedrooms are arranged to the front of the property and are served by a family bathroom with separate w.c. To the rear, the property has been extended to create a superb fitted kitchen, leading seamlessly in to a family room with doors out to the garden, along with a separate living room and utility room. The loft/games area benefits from an enclosed shower and toilet as well as patio doors for ventilation.

The garden is a particular feature of the property and extends to approximately 94ft. The garden has been carefully manicured by the current owners and features a patio area, a decked entertaining space, raised beds, a summerhouse, a greenhouse and shed. Side access leads to the front garden which is partly lawn and neat shrubs, with the remaining space brick paved providing off-street parking and access to garage.



Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Waterloo (40mins approx.) and Victoria.

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.

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 and The Greville Primary. 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 ever popular Marks and Spencer Foodhall in The Street.

Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

Tenure

Freehold

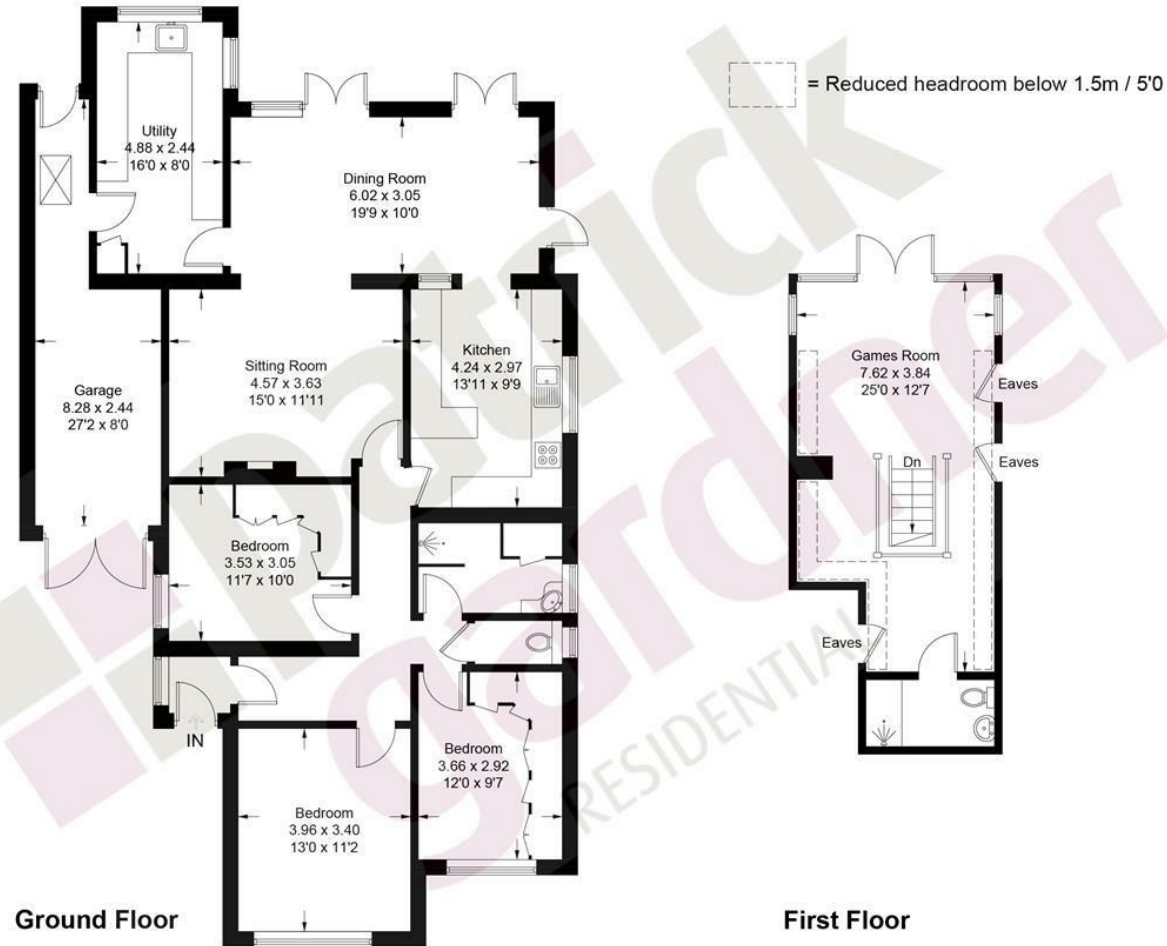
EPC

D

Council Tax Band

F

Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft
(Including Garage)



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. (ID1259649)

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