



2 Gayton Close, Ashtead, Surrey, KT21 2QJ

Asking Price £700,000

**patrick
gardner**
RESIDENTIAL



- RARELY AVAILABLE LINK-DET. HOME
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS W.C
- TWO FURTHER BEDROOMS
- REAR GARDEN
- CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- TANDEM GARAGE & DRIVEWAY

Description

From the front door the property opens to an entrance hall with cloakroom and generous under-stairs storage. The kitchen/breakfast room overlooks the front of the property and features a range of wall and base cupboards, with complementary work tops over. Space and plumbing is available for dishwasher, fridge freezer and washing machine along with room for a breakfast table by the bay window area. The kitchen is complemented by a dining room overlooking the rear garden and a separate double aspect cozy sitting room complete with a feature fireplace and patio doors out to the garden.

The first-floor landing, with airing cupboard and hatch to the part boarded loft, leads to; the principal bedroom, boasting a range of fitted wardrobes and en-suite bathroom; two further good sized bedrooms and a family bathroom.

Outside. The property benefits from driveway parking, bordered by mature shrubs and leads to a sizable tandem garage with power, light and rear garden access. To the rear, the private garden has been thoughtfully designed for easy access and maintenance. It is paved throughout with decorative raised brick flower beds, leaving room for further flower containers and garden furniture.

Situation

The property is located just off one of Ashtead's most sought after residential roads within walking distance of the ever popular mainline station at Ashtead with fast and frequent services to London Waterloo and Victoria.

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street including Marks & Spencer Foodhall with more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including Barnett Wood Infant's, The City of London Freemen's, St. Andrews and Downsend.

A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC Countryclub at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

Tenure

Freehold

EPC

C

Council Tax Band

F

Private road charge

£325.00 for 2025-2026

Ground Rent

£1 per annum



Approximate Gross Internal Area = 90.5 sq m / 974 sq ft

Garage = 19.1 sq m / 206 sq ft

Total = 109.6 sq m / 1180 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.

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