

4 Park Walk, Ashtead, Surrey, KT21 1BD

Guide Price £475,000









- CLOSE TO ASHTEAD HIGH STREET
- 3 BEDROOMS
- FITTED KITCHEN WITH NEW APPLIANCES
- 2 RECEPTION ROOMS
- PRIVATE FRONT AND REAR GARDEN
- PERMIT PARKING AT A REASONABLE COST
- EXTENDED WITH MODERN FEATURES
- MODERN BATHROOM SUITE
- TERRACE HOUSE
- EXCELLENT LOCAL SCHOOLS

Description

A beautifully refurbished and modernised three-bedroom mid-terrace house, offering stylish and versatile accommodation throughout.

The ground floor comprises a welcoming living room with plantation shutters, leading to a modern kitchen/diner with fitted units and a range cooker, dishwasher, brand-new fridge and washer/dryer. All appliances are included. To the rear, is a useful additional reception room with double doors opening onto the garden.

Upstairs are three bedrooms and a modern family bathroom with tasteful tiling and vanity unit.

Outside, the rear garden is hard landscaped with artificial grass, while the front garden has also been attractively landscaped.

Other features include gas central heating throughout, with a new boiler fitted in 2024 and permit parking is available at Grove Road car park, with a separate permit available for on-street parking on Grove Road, Albert Road and Hatfield Road.

Tenure	Freehold
EPC	D
Council Tax Band	D

Situation

Set in the centre of Ashtead, Park Walk is a quiet residential location within easy walking distance of Ashtead High Street which is well stocked for everyday needs, home to an M&S Foodhall, independent bakers, butchers and greengrocers, along with a dentist, doctors' surgery, and library. Further supermarket and shops can be found on nearby Craddocks Parade.

The local transport links are good with Ashtead station, which offers direct rail links to London Waterloo and Victoria ideal for commuters. Good road access via the A24 also connects to the M25 and both Gatwick and Heathrow airports.

The area is particularly well suited to families, with several schools within easy reach. West Ashtead Primary School, Barnett Wood Infant School, The Greville Primary School and St Giles' CofE Infant School are also nearby. St Peter's Catholic Primary School and Downsend School provide further educational options, while St Andrew's Catholic School is one of the closest secondary schools.

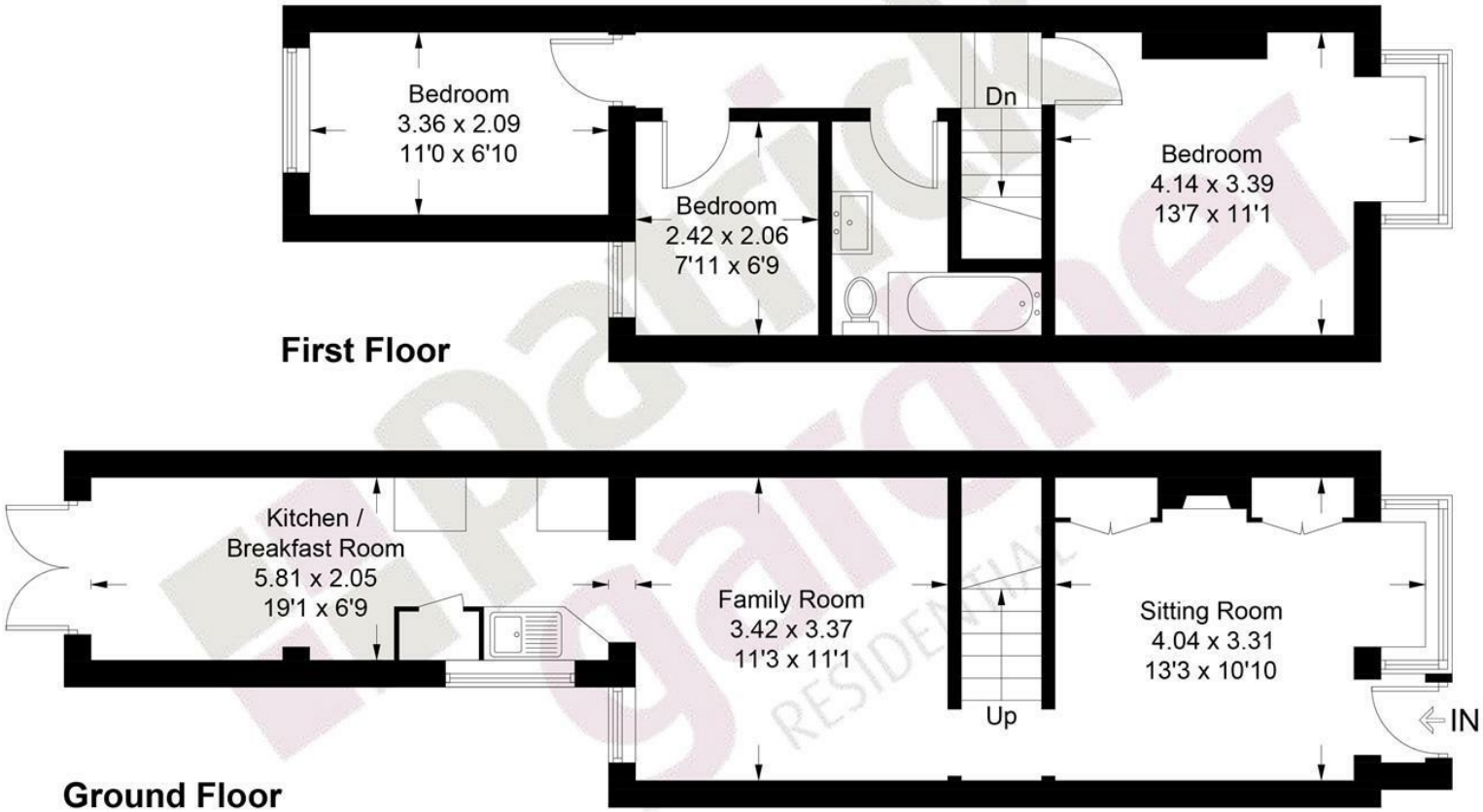
For green space, Ashtead Common (nearly 500 acres of National Nature Reserve woodland) and Ashtead Park (130 acres) are both nearby, offering excellent walking and cycling trails.







Approximate Gross Internal Area = 78.1 sq m / 841 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. (ID1332100)

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