12 Church Road, ASHTEAD, Surrey, KT21 2RJ

Price Guide £650,000

- RARELY AVAILABLE DETACHED BUNGALOW
- BRIGHT RECEPTION ROOM
- THREE BEDROOMS
- LANDSCAPED GARDEN WITH SIDE ACCESS
- NO ON-GOING CHAIN
- POPULAR CUL-DE-SAC
- FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- CLOSE TO SHOPS, SCHOOLS, STATION & COMMON

Description

A good size driveway, with manageable front garden, leads to a single garage and front door to the property.

Inside, the hallway benefits from a built-in storage cupboard. The living room enjoys patio doors opening on to the garden, with ample room for both living room seating and dining furniture to suit. The kitchen, with door to the garden, comprises a range of wall and base units with a built-in oven, gas hob, a range of other white goods and is complemented with ample worksurface space over.

There are three good size bedrooms, two with built-in wardrobes, served by a family bathroom with white suite, built-in storage and an over-bath shower. The toilet is separate.

Outside. The rear garden is enclosed by panel fencing and benefits from a side access to the driveway, garage, and front garden. The garden has been landscaped and features striking pathways and steps to both a shed and the rear of this lovingly planted space.

Situation

The property is located in a popular residential cul-de-sac within walking distance of Ashtead's mainline station with services to London Bridge, Waterloo and Victoria. Conveniently located bus routes link the Village to the towns of Epsom & Leatherhead with connecting services to countless other locations.

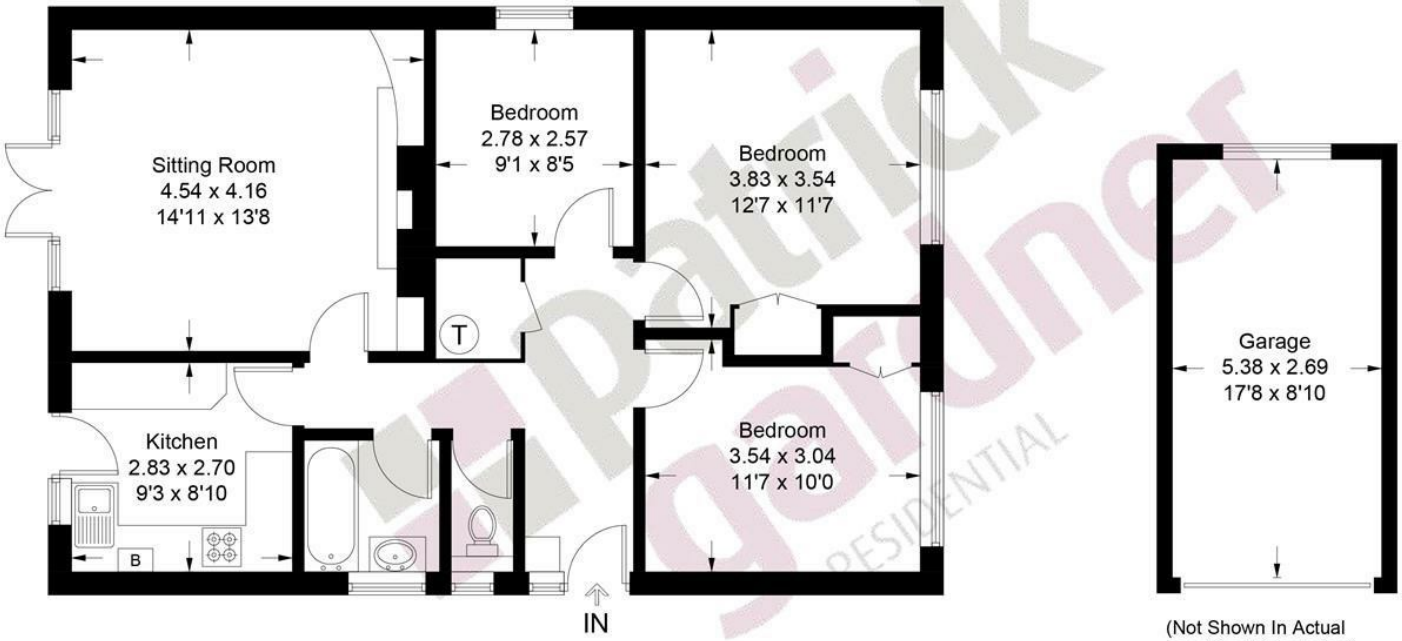
There are excellent local shopping facilities within this highly regarded commuter Village including 'Craddocks Parade', 'Barnett Wood Lane' and 'The Street', featuring an array of traditional independent retailers, complemented by a much loved and M & S foodhall.

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

Desirable local schools both state and private can be found within walking distance including the very popular Barnett Wood Infant School.

Tenure	Freehold
EPC	E
Council Tax Band	F

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 91.9 sq m / 989 sq ft



Ground Floor

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. (ID1328361)

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