



137 Craddocks Avenue, Ashted, Surrey, KT21 1NR

Asking Price £835,000



- SUBSTANTIAL 1940's BUILT HOME
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM & GENEROUS HALL
- BATHROOM & ADDITIONAL SHOWER
- DRIVEWAY & GARAGE
- TWO SEPARATE RECEPTION ROOMS
- 19FT CONSERVATORY
- THREE DOUBLE BEDROOMS, ONE SINGLE
- GARDEN EXTENDING TO 153FT
- NO ON-GOING CHAIN

Description

This substantial 1940's semi-detached home is located just over half a mile (0.6) from Ashtead mainline station and shops and is offered to the market with scope for further improvement if desired.

A sheltered front door leads through to a generous entrance hall with under-stair w.c.. The property benefits from two separate reception rooms; a front sitting room with fireplace and bay window and a dining room with sliding doors through to the conservatory. The kitchen/breakfast room is located to the rear and comprises a wealth of storage cupboards with worksurface space along with breakfast bar, door to side access, and double doors to the conservatory. Measuring 19ft long, the conservatory provides ample space for relaxed seating or perhaps storage space for children's toys whilst enjoying direct access out to the garden. A turning staircase from the hall leads to the first-floor landing with character stairwell window providing ample natural light. Four bedrooms, two of which have built-in storage, are complimented by a family bathroom and additional, separate shower cubicle.

The rear garden is a particular feature and is one of the longer gardens on Craddocks Avenue, extending to 153ft at its longest point. The garden is mainly laid to lawn with mature boundary shrubs creating a great deal of privacy. Side access leads to the front garden, with brick paved driveway and access to single integral garage.

Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashtead'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 Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

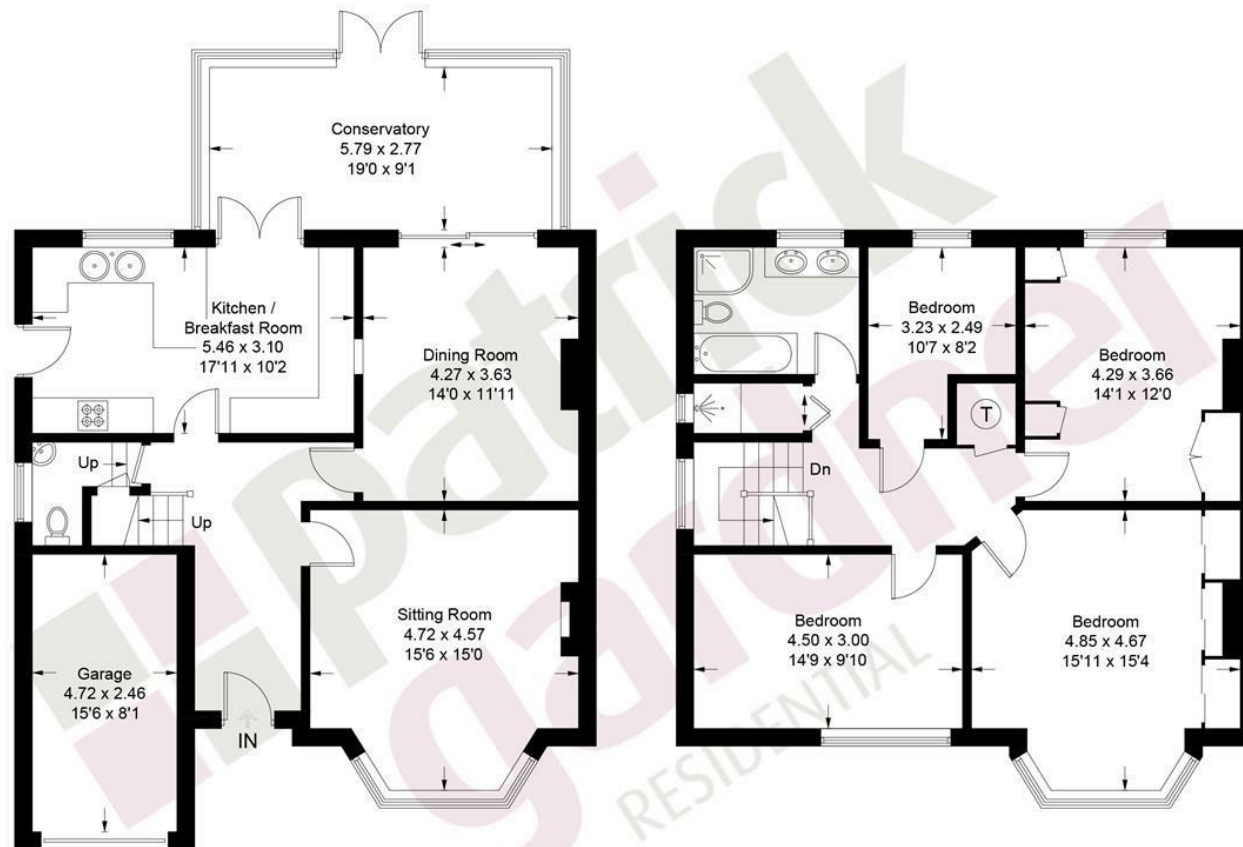
Ashtead Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants and the ever popular Marks and Spencer Foodhall in The Street.

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 = 165.0 sq m / 1776 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 176.5 sq m / 1900 sq ft



Ground Floor

First Floor

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. (ID1244361)

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