

27 Hillside Road, Ashtead, Surrey, KT21 1RZ

Price Guide £1,100,000









- EXTENDED DETACHED FAMILY HOUSE
- KITCHEN BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- STRIKING LANDSCAPED GARDEN
- A WALK FROM WELL REGARDED SCHOOLS & SHOPS
- 3 RECEPTION ROOMS
- UTILITY ROOM & GUEST TOILET
- FAMILY BATHROOM + EN-SUITE
- GARAGE & DRIVEWAY
- 0.5 MILES FROM DESIRABLE COMMUTER STATION

Description

A useful enclosed entrance porch opens onto the entrance hall with a handy guest toilet off. The kitchen has been remodeled to provide a family breakfast area with an array of wall and base units between each area, providing ample storage, finished with complementary worktops. Appliances include a; 5 burner gas hob with extractor over, a double oven, microwave, fridge and dishwasher, leaving ample space for a breakfast table. A utility room with space for further appliances complements the kitchen and provides access to both the front and rear garden. The extension provides a family room accessed from both the kitchen and utility rooms. The living/dining room is double in size thanks to the extension works and provides ample space for both a generous family seating area and dining area. This bright room features a dual aspect, stylish exposed brick walls with inset features, and French doors to the garden. An integral garage with power and light completes this floor.

The bright first floor landing provides access to the principle bedroom suite, boasting both built in wardrobes and a well-proportioned en-suite shower room. Three more double bedrooms feature, each with built in storage, and are served by a spacious family bathroom.

Outside. This much loved garden has been landscaped over a number of years to provide a majestic outdoor oasis. There is a choice of patio areas for alfresco dining, linked by pathways through carefully considered, well stocked mature planting and neat lawned zones, ending at a shed. This garden enjoys much privacy thanks to mature hedging along its boarders. Gated side access returns you to the front garden which provides ample driveway parking and garage access, part enclosed by a neat wall and softened by further mature planting.

Situation

The property is located in a well-established residential road within easy reach of Ashtead's mainline station, with commuter services to London Waterloo (42 mins approx.) London Bridge, London Victoria plus Guildford & Leatherhead in the opposite direction.

This popular village is well known for its excellent choice of good & outstanding, Ofsted rated, state schools for children of all ages. A good range of private schools can also be found locally with younger generations being well served by a wide range of out of hours clubs. Excellent local shopping facilities at Craddocks Parade & Ashtead Village, in the opposite direction, are both under a mile away providing a vast range of local shops, including an M & S food hall. For a further choice of shopping facilities local bus routes serve many major Surrey towns with more comprehensive shopping facilities in nearby Epsom & Leatherhead.

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.

Tenure	Freehold
EPC	C
Council Tax Band	G







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 179.6 sq m / 1933 sq ft
(Including Garage)
Shed = 7.3 sq m / 78 sq ft
Total = 186.9 sq m / 2011 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. (ID1329315)

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