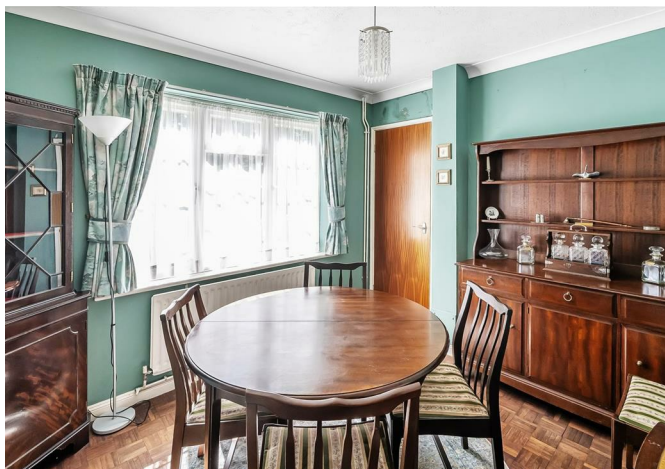




16 Warwick Gardens, Ashted, Surrey, KT21 2HR

Asking Price £720,000



- POPULAR CUL-DE-SAC LOCATION
- FITTED KITCHEN WITH SIDE DOOR
- SAME OWNERSHIP SINCE NEW
- 0.68 MILES TO MAINLINE STATION
- NO ON-GOING CHAIN
- TWO SEPARATE RECEPTION ROOMS
- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- CLOSE TO GREENBELT COUNTRYSIDE
- LANDSCAPED REAR GARDEN

## Description

A covered front door leads through into the hallway with doors leading off to the sitting room, dining room and a guest toilet. The front reception room, ideally used as a dining room, is adjacent to the kitchen. The kitchen benefits from a range of fitted storage cupboards, space for white goods & oven along with a lovely view out to the garden. Conveniently, there is a back door giving access to the side passage. The 'L' shaped sitting room to the rear provides access through French doors to the garden and benefits from woodblock flooring.

A rising staircase leads to the first-floor landing providing access to the loft space and a useful airing cupboard. The principal bedroom overlooks the front of the property and benefits from ample storage space along with a shower cubicle to one corner. There are three further bedrooms, all of which have built-in storage and are served by a family bathroom with wash hand basin, w.c and walk-in bath.

Outside, the rear garden has been lovingly designed and maintained over the years and features a selection of mature shrubs, trees and flower beds. There are also two sheds, a greenhouse and a patio area that adjoins the house. To the front of the property, a paved driveway provides parking for several vehicles and leads to a single through-garage with electric roller door and double doors to the rear.

## Situation

Warwick Gardens is situated within walking distance of Ashted's mainline commuter station with services to London Waterloo (42 mins approx.), London Bridge and Victoria.

There are many well considered schools to hand including the highly regarded Barnett Wood Infant School, The Greville Primary School, Rosebery School for Girls, Downsends Preparatory School and St Andrews Secondary School.

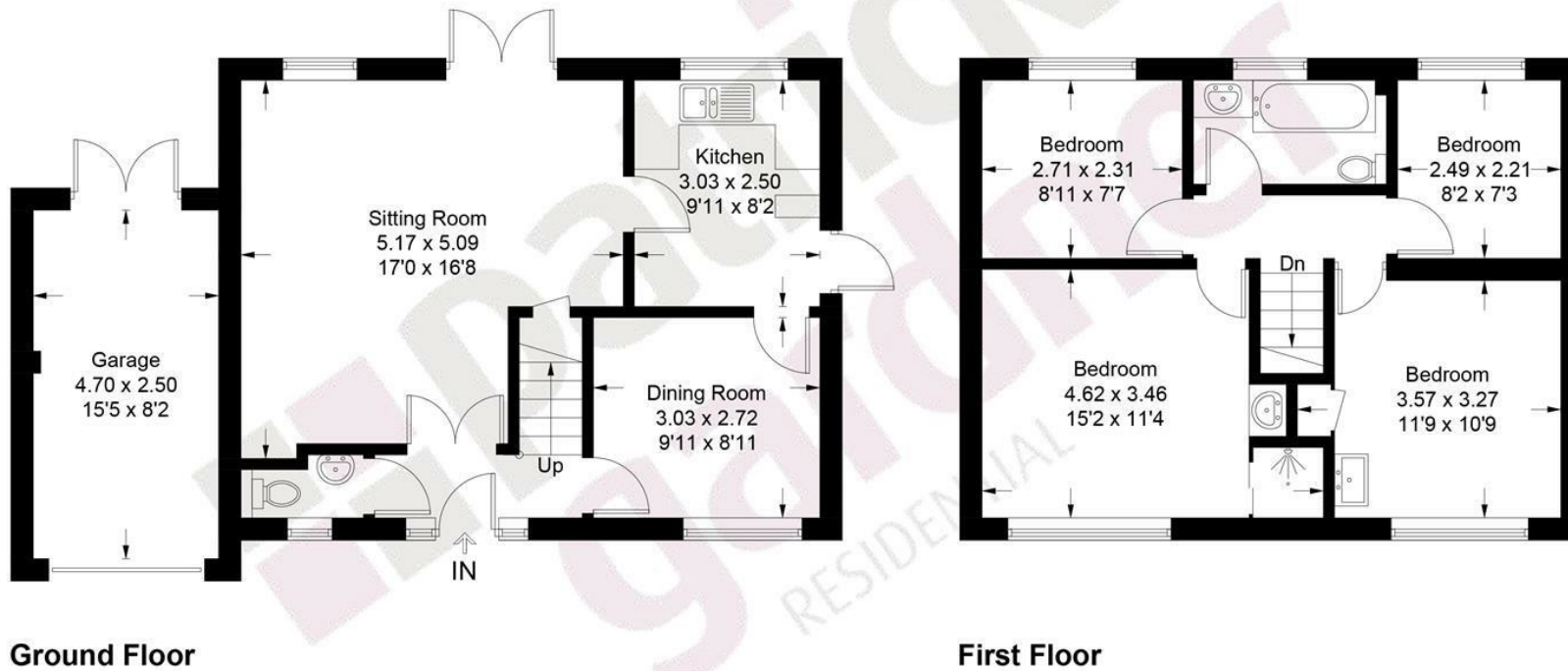
A number of independent retailers at Craddocks parade and The Street offer a quite excellent variety of shops, including an M & S food hall, with more comprehensive shopping facilities close by in Epsom and Leatherhead.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational activities nearby include, Ashted Squash and Tennis Club, Ashted Cricket Club and Football Club.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 92.5 sq m / 996 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 104.5 sq m / 1125 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. (ID1295891)

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