



Little Orchard, 5 Richbell Close, Ashted, Surrey, KT21 2JR

Guide Price £575,000



- DETACHED BUNGALOW
- KITCHEN
- THREE RECEPTION ROOMS
- DETACHED GARAGE
- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- BATHROOM
- WRAP-AROUND GARDEN
- DRIVEWAY PARKING
- SHORT WALK TO BUS ROUTE

## Description

A superb opportunity to purchase a detached bungalow in need of modernisation, located in a cul-de-sac of similar homes just 0.3 miles to nearby shops & 0.13miles to the nearest bus stop.

This home benefits from a generous entrance hallway with storage cupboard and access hatch to loft. Two bedrooms are served by a family bathroom comprising bath with shower over, wash hand basin and w.c.. To the rear of the property, a sitting room with feature fireplace follows through to a family room with sliding patio doors to the garden. A separate kitchen with side door comprises a wealth of storage cupboards and space for white goods, ready to be re-designed. This leads to a further reception room, ideal as a dining room also with sliding patio doors to the garden.

The garden is a particular feature of this home. Once loved and carefully landscaped with a good deal of privacy, it includes a lovely selection of mature plants along with patio area, inset pond, greenhouse and areas of lawn. The garden wraps-around three sides of the property and benefits from generous width, being at the end of the cul-de-sac. There is a detached garage, although this does require a new roof. Side access leads to the front garden which provides driveway parking.

## Situation

Situated in a cul-de-sac in lower Ashtead, this property is convenient for both the mainline station, bus routes and the local shopping facilities at Craddocks Parade.

Ashtead's mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports.

Many well considered schools are close at hand, in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freeman's School in nearby Ashtead Park and St John's School in Leatherhead.

Sports clubs, doctors surgery and Library are available close by. Ashtead Common is within walking distance offering acres of open countryside for country walks and outdoor pursuits.

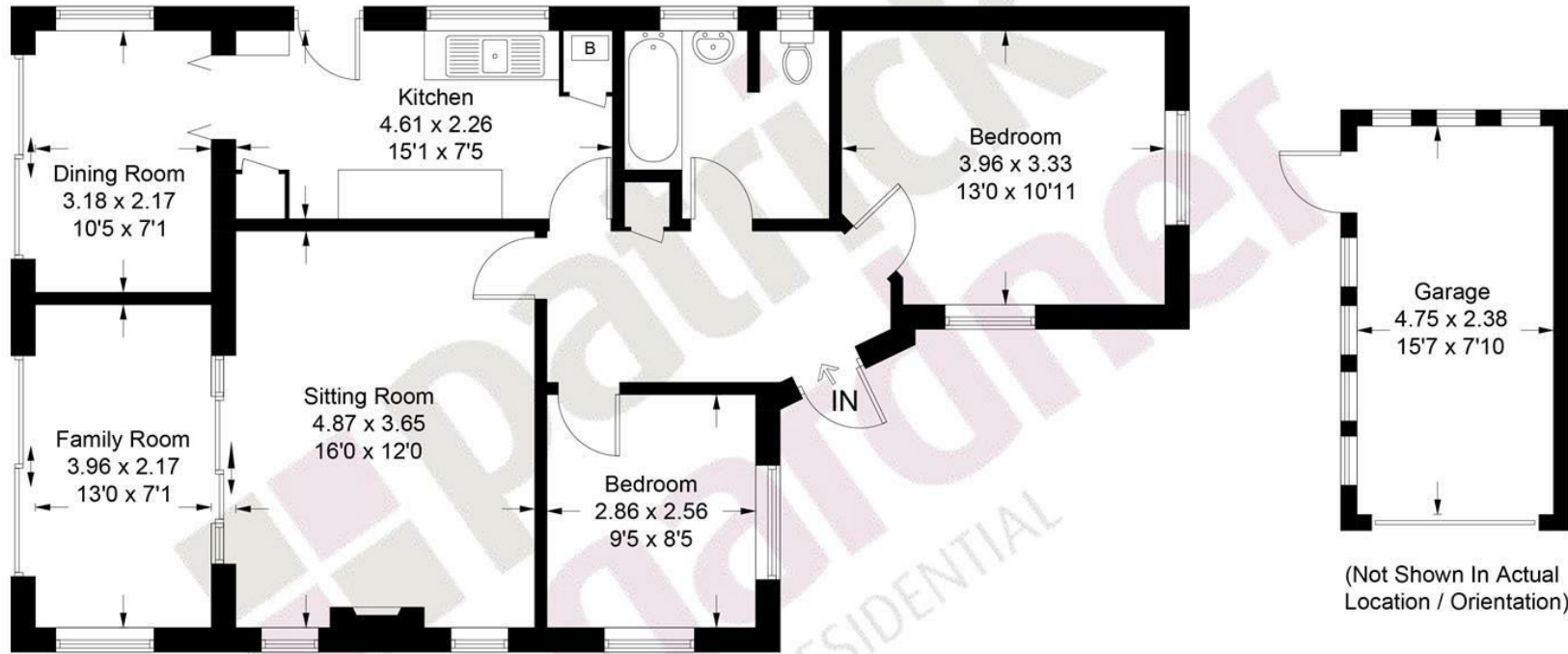
**\*\*This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 83.1 sq m / 894 sq ft  
Outbuilding = 11.4 sq m / 123 sq ft  
Total = 94.5 sq m / 1017 sq ft



## Ground 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. (ID1293945)  
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