



133 Overdale, Ashted, Surrey, KT21 1PZ

Asking Price £925,000





- EXTENDED SEMI-DETACHED HOME
- THREE RECEPTION AREAS
- CLOAKROOM & UTILITY AREA
- THREE FURTHER BEDROOMS
- SUNNY REAR GARDEN WITH GARDEN ROOM
- CLOSE PROXIMITY TO COMMON & STATION
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM SUITE
- FAMILY BATHROOM
- GARAGE & GATED DRIVEWAY TO REAR



## Description

This double fronted home is approached via a neat pathway leading to enclosed entrance porch with space for coats and shoes. A generous inner hallway with storage cupboard provides access to a well-proportioned living room with inset log burner and a further separate reception room currently used as a Yoga/Massage studio. The open plan kitchen/dining/family room is the 'hub' of the home with a seamless flow between all three areas. The fitted kitchen comprises a wealth of storage cupboards and worksurfaces with inset butler sink, space for range cooker and breakfast bar. Separate from the kitchen is a utility area with space for washer/dryer and a cloakroom. The kitchen flows through to the dining area and on to the family area with space for relaxed seating, a generous roof light and bi-fold doors to the garden.

Upstairs, the principal bedroom suite benefits from a walk-through dressing area with modern en-suite shower room beyond. Two further generous double bedrooms with built-in wardrobes and shelves along with a single bedroom are complimented by a family bathroom.

The rear garden is a particular feature of the property extending to approximately 81ft and enjoying a sunny south westerly aspect. Mature shrub and perennial flower borders run down each side with the rest mainly laid to lawn. An air-conditioned detached garden room ideally used as a home office/exercise room with bi-fold doors is located to the rear and decking provides a wonderful area to entertain, leading through to a gated area for off street parking and access to detached garage.



## Situation

Overdale 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, Downsend 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 one of the newer additions an M & S food hall, with more comprehensive shopping facilities close by in Epsom and Leatherhead.

Located just a few houses 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.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft  
 Garage / Studio = 32.7 sq m / 352 sq ft  
 Total = 197.5 sq m / 2126 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. (ID1231810)  
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