



33 Glebe Road, Ashted, Surrey, KT21 2NT

Asking Price £950,000



- DETACHED FAMILY HOME
- FITTED KITCHEN
- BATHROOM & SEPARATE W.C
- SUNNY LANDSCAPED GARDEN
- 0.57 MILES TO ASHTEAD STATION (APPROX 10 MINS)
- THREE RECEPTION ROOMS
- THREE BEDROOMS & A STUDY/COT ROOM
- NO ONWARD CHAIN
- GARAGE/STORE & DRIVEWAY
- WALKING DISTANCE OF WELL REGARDED SCHOOLS

Description

The property has a paved driveway and a neat front garden with access to both the garage/store and rear garden. The front door, accessed via an enclosed storm porch, leads into a spacious and bright hallway with stairs to the first floor. The dual aspect living room features a bay window with window seat and a door to the rear garden, with a central fireplace. The bright and inviting family room also enjoys a bay window with a feature window seat, and opens through to the dining room, with doors overlooking the garden and kitchen, with handy utility room housing washing machine and guest toilet off. The kitchen is fitted with a range of modern wall and base units with complementary worktops over, housing a built in fridge freezer, double oven, hob and dishwasher. There is also a small coordinated breakfast bar.

The first floor landing leads to all bedrooms and the study/dressing/cot room. The principal bedroom over looks the front aspect and features built in wardrobes. Bedroom two features a vanity sink and bedroom three, built in wardrobe. The remaining room has some restricted head height due to the roof line and is currently used as a walk in wardrobe. This area would also suit being a study/cot room. A family bathroom and separate toilet serve this floor.

Outside is a sunny landscaped family garden which extends around each side of the house. There is an attractive patio with steps adjoining to the house, a well placed al-fresco decked area, to the rear, feature sleepers and a selection of sheds within the side garden areas. The neat lawn and mature planting make this a very inviting space to enjoy. A side door leads handily directly into the utility area outside of which is a useful pet shower.



Situation

Conveniently situated in a sought after road just off the 'lanes' area between both a wide range of village shops, well regarded sought after local state and private schools and one of the areas main draws Ashted mainline train station, which is just 0.57 miles away (approx. 10 minutes on foot) provides fast and frequent services to Waterloo, London Bridge & Victoria.

The area enjoys a wealth of open unspoilt countryside much of which is National Trust and Green Belt. The area is arguably most proud of Ashted common as it is ideal for long family walks, cycling, horse riding and dog walks.

The strong ever more cosmopolitan community provides a healthy choice of recreational pursuits for all age ranges within the village including Ashted Football and Cricket clubs, Tennis and squash clubs amongst others. The nearby towns of Epsom and Leatherhead provide further choices with many gyms and golf courses including the RAC Golf and Country Club in Epsom/Ashted borders and Tyrrells Wood in Leatherhead.

There are many well considered schools within walking distance in both the private and state sector including City of London Freeman's School and the nearby 'outstanding' Barnett Wood Infant School and St. Andrew's secondary.

Tenure

Freehold

EPC

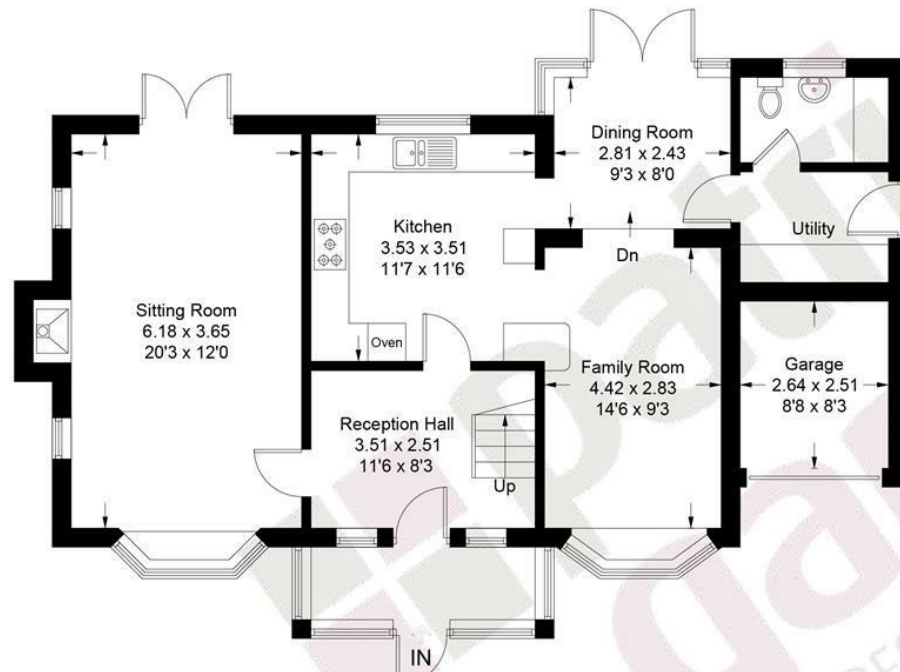
D

Council Tax Band

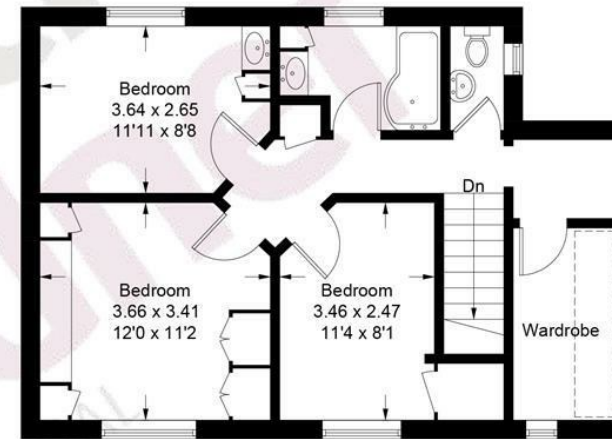
G

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft
(Including Garage)



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. (ID1289123)

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