



10 Mole Valley Place, Ashted, Surrey, KT21 2PN

Asking Price £475,000



- RARELY AVAILABLE STYLE HOME
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- SHED, OUT BUILDING & PARKING SPACE
- WALKING DISTANCE OF STATION
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SECLUDED REAR GARDEN
- CLOSE TO A CHOICE OF SCHOOLS
- TRANQUIL CUL-DE-SAC LOCATION

Description

This rarely available 2 double bedroom house is tucked away at the far end of a convenient cul-de-sac within Ashted Village, providing a good degree of tranquillity within this bustling commuter Village.

The front door, with storm porch over, opens to a welcoming hallway and into a bright kitchen breakfast room to the front. There is a range of wall and base units with a built in oven, gas hob and extractor over with space for a; dishwasher, washing machine and fridge freezer. To the rear is the living room with views over the garden via patio doors and boasting a large under stair storage cupboard. A separate toilet completes this floor.

Off the first floor landing are two double bedrooms, each with delightful vistas and bay windows providing additional natural light. These rooms are served by a family bathroom with a white suite and over bath shower.

Outside the secluded garden boasts a backdrop of mature trees and hedging adding a tranquil feel to the setting. It is mainly laid to lawn and enclosed by wooden fencing with ample room for a good size patio if desired. The garden is complemented by both a wooden shed and a brick-built out-building/utility/store room, providing scope to create an outdoor office or studio.

N.B. The property is situated on a private road and as such there is an estate charge of £48.84 per month for the upkeep of the communal estate areas.



Situation

This popular location within Ashted is within walking distance of village centre with it's excellent local shopping facilities including a choice of independent retailers such as butchers, greengrocers, bakers and the ever-popular M & S food hall.

There are a number of local Bus routes and a commuter station with services to Waterloo, London Bridge and Victoria. Junction 9 of the M25 is within two miles of Ashted linking Heathrow and Gatwick Airports and the major national motorway network.

A particular draw to the village is it's wide range of well considered schools which are close at hand in both the private and state sector including St Andrew's Secondary, St. Peter's Primary and The City of London Freeman's School in nearby Ashted Park and St John's School in Leatherhead, to name but a few.

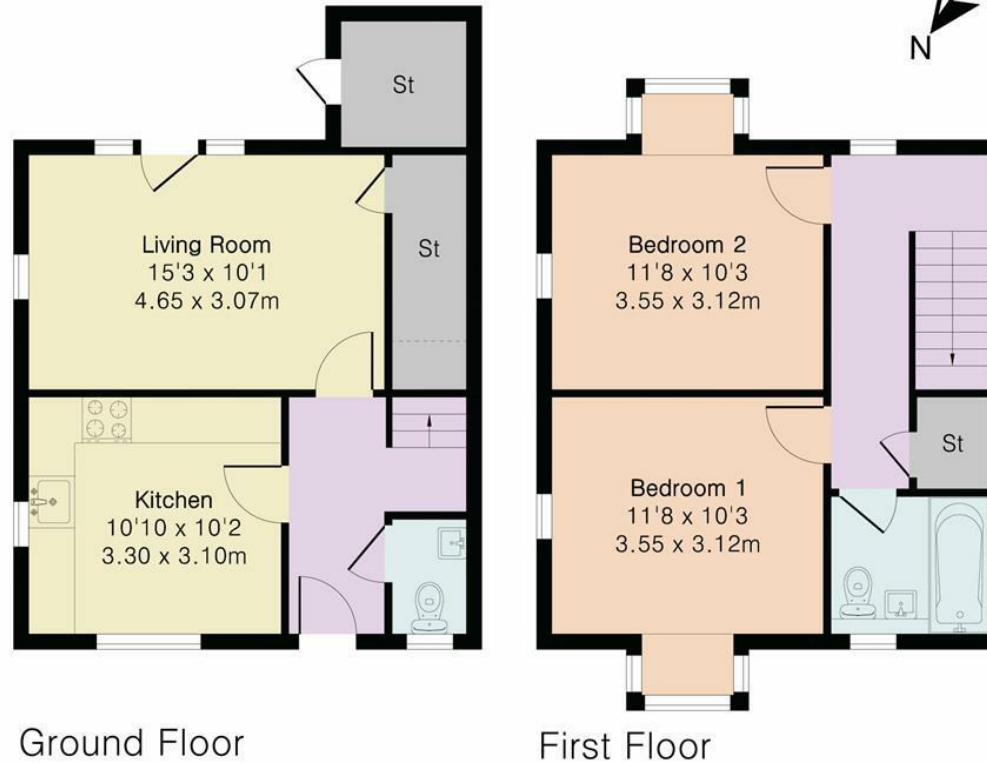
The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt providing ideal open spaces for country walks, riding and cycling. There is a vast choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms, guiding and scouting groups and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	D

Approximate Gross Internal Area 824 sq ft - 77 sq m

Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 407 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**patrick
gardner**

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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