



**patrick
gardner**
RESIDENTIAL

51 Links Road, Ashtead, Surrey, KT21 2HL

Asking Price £1,249,500



- EXTENDED DETACHED FAMILY HOME
- STRIKING KITCHEN
- FIVE BEDROOMS
- ESTABLISHED SUNNY GARDEN
- INTEGRAL GARAGE
- 3 RECEPTION ROOMS
- UTILITY ROOM & GUEST TOILET
- 2 EN-SUITES + FAMILY BATHROOM
- LARGE DRIVEWAY
- CLOSE TO STATION

Description

The property is approached via a pretty, open oak porch and leads into a spacious and bright entrance hall with cloakroom off. To the front is a generous living room and on the other side of the hallway is a well proportioned study. The rear has been extended by the current owners and so it now boasts; underfloor heating, a vaulted kitchen ceiling flooding this home with natural light, and stone worktops with a wide range of stylish units. This area is open to a large dining area, a spacious family area and then opens through to the formal dining room, with integral door to the garage. The kitchen features a range cooker and has room to accommodate a separate full-sized fridge and a separate freezer, complemented by further space in the utility room with ample area for both a washing machine, dishwasher and tumble dryer.

Off the landing are 5 bedrooms, 2 with ensuite facilities, the remainder are served by a family bathroom with both a freestanding shower and separate bath.

Outside. The family garden has mature borders and so enjoys much privacy, a patio, side access gates, rear garage access, and a sunny aspect over the neat lawn. To the front there is a sizable gravel driveway with access to a single garage, which has workspace and eves storage to the rear. There are also lawned areas to each side of the driveway and a mature hedge for some seclusion.



Situation

The property is located in a sought after position near Ashtead Common within an established residential road within easy reach of Ashtead's mainline commuter station and acres of open green belt countryside.

There is an excellent choice of schools in the area for children of all ages both State and Private.

A bus route together with excellent local shopping facilities at Craddocks Parade are within walking distance. Ashtead Village which is about a mile away provides a further range of local shops and choice of bus routes serving major Surrey towns. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow & Gatwick airports together with the national motorway network.

The area abounds in a wealth of unspoilt Green belt countryside including the nearby nature reserve at Ashtead Common and Ashtead Park. Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the newly refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure

Freehold

EPC

C

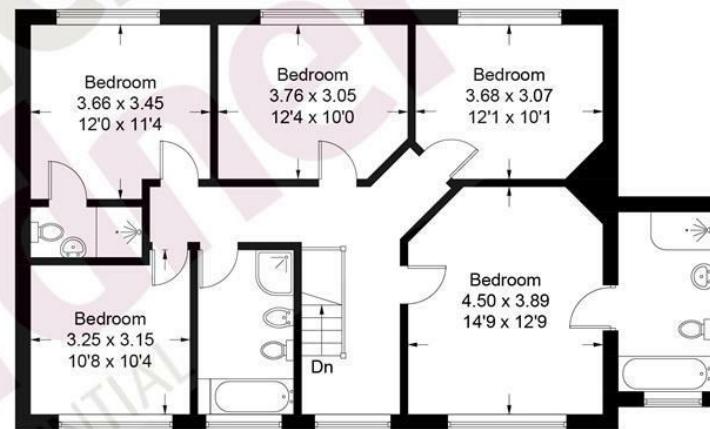
Council Tax Band

G

Approximate Gross Internal Area = 281.3 sq m / 3028 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. (ID1259360)
www.bagshawandhardy.com © 2025

66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashtead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

