8 Glebe Road, Ashtead, Surrey, KT21 2NU

Guide Price £575,000

- CHARACTER SEMI-DETACHED HOME
- THREE RECEPTION AREAS
- TWO BEDROOMS & BATHROOM
- GENEROUS REAR GARDEN
- DETACHED GARAGE
- IN NEED OF MODERNISATION
- KITCHEN, UTILITY & W.C
- ARRANGED OVER THREE FLOORS
- DRIVEWAY PARKING FOR SEVERAL CARS
- NO ON-GOING CHAIN

Description

An entrance lobby leads through to the main reception areas of this home. A living area to the front of the property benefits from a bay window, and flows seamlessly in to an additional relaxed seating area with fireplace and log burning stove. To the rear, a fitted kitchen is separated from a dining area by a breakfast bar. The kitchen comprises a wealth of fitted cupboards along with double oven, electric hob and extractor fan over. Adjacent, is a utility room providing space for white goods and with a cloakroom within.

From the hallway, stairs lead to the first floor with generous double bedroom served by a family bathroom. Further stairs lead to the second floor room with partitioned dressing area which is believed to be original with later dormer window addition.

The garden and parking facilities are a particular feature of this home. The rear garden extends to approximately 76ft and is mainly laid to lawn with a pond, selection of flower beds and patio adjacent to the house. Side access leads to a generous driveway providing space for several cars along with access to a detached garage.

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 Ashtead mainline train station, which is just 0.47 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 Ashtead common as it is ideal for long family walks, cycling, horse riding and dog walks. There are many well considered schools within walking distance in both the private and state sector including City of London Freemen's
School and the nearby 'outstanding' Barnett Wood Infant School and St. Andrew's secondary.

The strong ever more cosmopolitan community provides a healthy choice of recreational pursuits for all age ranges within the village including Ashtead 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/Ashtead boarders and Tyrrells Wood in Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	E

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft
Garage = 22.8 sq m / 245 sq ft
Total = 143.6 sq m / 1545 sq ft
(Excluding Eaves)

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. (ID1270481)

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