



40 Gladstone Road, Ashted, Surrey, KT21 2NS

Asking Price £650,000



- EXTENDED EDWARDIAN COTTAGE
- 2/3 RECEPTION ROOMS
- ORANGERY & GUEST TOILET
- 2 BATHROOMS
- CLOSE TO DESIRABLE SCHOOLS
- LOCATED IN POPULAR 'LANES AREA'
- STYLISH FITTED KITCHEN
- 3 DOUBLE BEDROOMS WITH WARDROBES
- LANDSCAPED GARDEN
- A WALK FROM STATION & SHOPS

Description

This striking Edwardian cottage has been beautifully maintained and upgraded by the current owner to a high standard.

To the front is a bright, inviting living room with bay window, fireplace and stairs to the first-floor. The second reception room has built-in storage, a window overlooking the side garden and a door to the kitchen. The kitchen features a built-in; oven, induction hob and dishwasher, with spaces for; a fridge-freezer and washing machine. From there there is an orangery with patio doors to the garden and guest toilet.

Off the first-floor landing are two double bedrooms, each with built-in wardrobes and the family bathroom with both a freestanding bath and shower. The recently added 2nd floor has a double bedroom, with walk-in wardrobe and its own en-suite, featuring a w,c, wash hand basin and large shower.

Outside. The garden features a courtyard area, ideal for al-fresco dining in summer months leading to a landscaped rear garden with neat lawn, patio, side access and a shed. To the front is a low maintenance front garden leading to the side entrance.

Ample on street parking complements this property.

Situation

The property is located in one of Ashtead's most sought after residential roads within the Lanes area and is within walking distance of Ashtead's mainline station with services to London Waterloo, London Bridge and Victoria. There are also excellent local shopping facilities and bus routes nearby including Craddocks Parade and Barnett Wood Lane.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

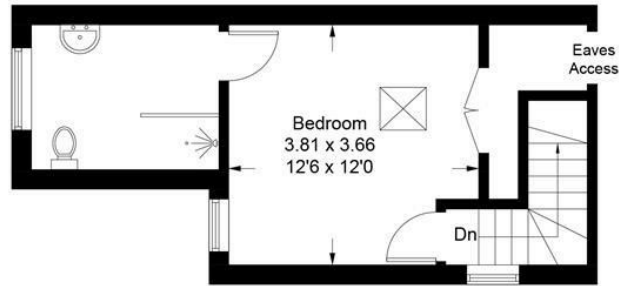
Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, Downsend, West Ashtead Primary and St Andrew's.

A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

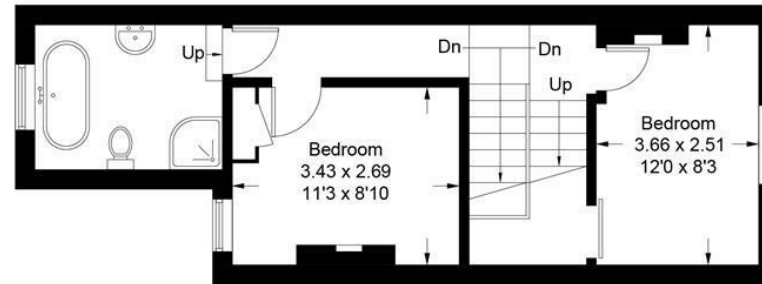
Tenure	Freehold
EPC	D
Council Tax Band	E



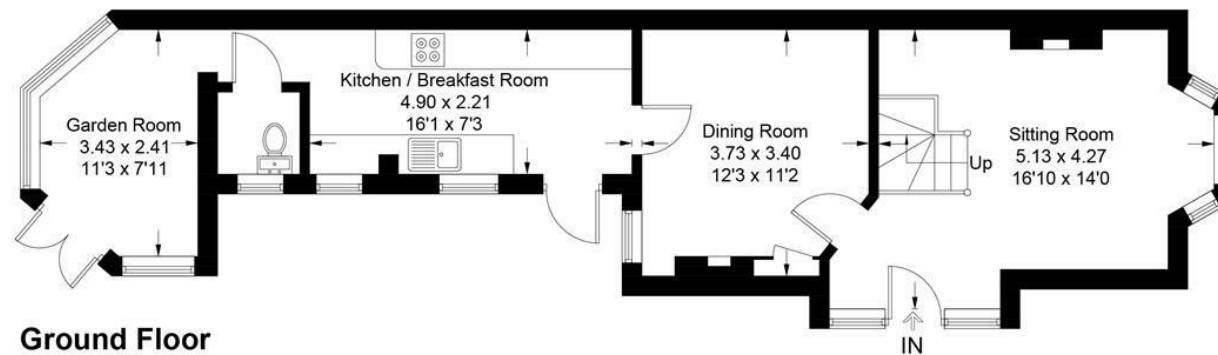
Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft



Second Floor



First Floor



Ground 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. (ID1257180)

www.bagshawandhardy.com © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

