



Summerfield, Ashted, Surrey, KT21 2LF

Guide Price £600,000 Freehold

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- SPACIOUS WELL MAINTAINED HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- THREE DOUBLE BEDROOMS
- WELL MAINTAINED GARDEN
- DRIVEWAY PARKING
- DESIRABLE VILLAGE
- CLOSE TO WELL REGARDED SCHOOLS
- WALKING DISTANCE OF STATION
- CUL-DE-SAC LOCATION

**Tudor House, 66 The Street
Ashtead Surrey
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The Property This well proportioned family home benefits from a wealth of natural light, two reception rooms, three double bedrooms a modern kitchen and bathroom, off street parking and a family garden. Situated within a desirable residential development.

The property is approached via a neat front garden with parking to one side and path to a covered storm porch. Once inside the hallway give access to each reception room, two storage cupboards and a cloak room. The kitchen is situated to the front and features a range of contemporary wall and base units with coordinated worktops over, housing a built in oven and gas hob with extractor over and spaces for a fridge freezer, dishwasher and washing machine. The dining room/reception two is also situated to the front of the property and provides a well proportioned flexible space to suit. To the rear the spacious living room spans the width of the property and enjoys views of the garden via both a window and separate patio doors.

The first floor landing provides a further storage cupboard and loft access. Both bedrooms one and two are similar in size and feature built in wardrobes providing a choice of principal bedroom. Bedroom three is also a double bedroom with built in wardrobes and over looks the garden. All bedrooms are served by a contemporary white bathroom suite with a purpose built part curved bath/shower and vanity sink providing welcome storage.

Outside the garden has been landscaped to provide a feature angular patio, central lawn enclosed by panel fencing and is further screened by mature planting complemented by pretty well stocked flower borders. The lower garden level, also very pretty, features a rear access gate and handy garden shed.

Situation Conveniently located in the popular "Lanes" area situated between the village with its excellent local shopping facilities, bus routes and main line station which provides services to Waterloo, London Bridge and Victoria. Junction 9 of the M25 within 2 miles.

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

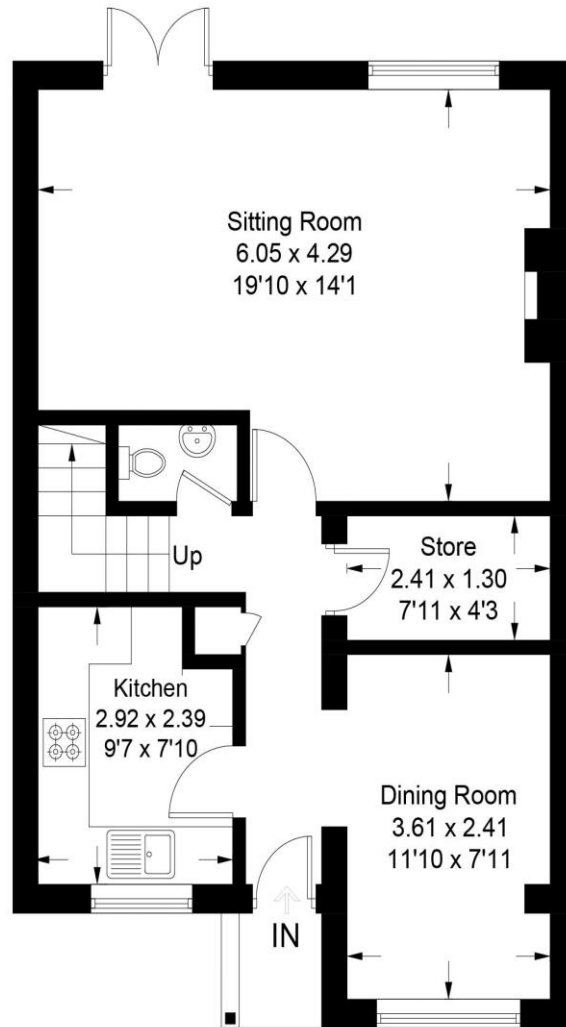
There are many well considered schools to hand in both the private and state sector within easy reach, including West Ashtead, St. Peter's and St. Andrews School to name but a few.

There is a choice of recreational pursuits close to hand including Ashtead Squash and Tennis club, the local cricket and bowls club and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

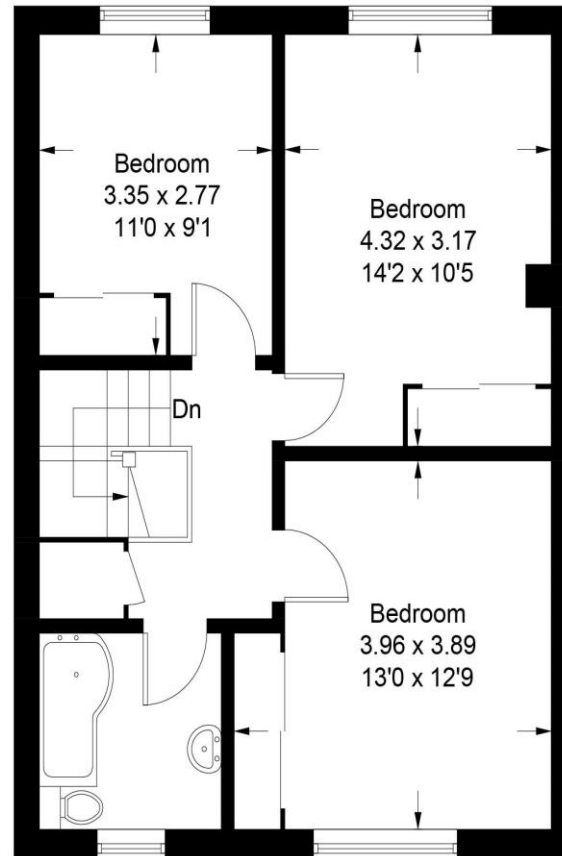




Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



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. (ID856445)

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