



24 Leatherhead Road, Leatherhead, Surrey, KT22 8TL

Price Guide £975,000



- GATED DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- EN-SUITE PRINCIPAL BEDROOM
- JACK & JILL EN-SUITES
- FAMILY GARDEN
- THREE RECEPTION ROOMS
- CLOAKROOM & UTILITY
- THREE FURTHER DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- SCOPE TO CREATE ANNEX WITHIN

Description

This much loved family home is immaculately presented throughout and offers well balanced accommodation over two floors.

From an open entrance porch double doors open to an inviting hallway where doors lead to most reception rooms and stairs rise to the first floor. A dual aspect living room with feature fireplace opens to both the orangery and family rooms. The kitchen is beyond, featuring a stylish range of wall and base units with intergrated appliances to include a wine fridge, fridge, freezer and dishwasher, with space for a range sized cooker complete with extractor over. A utility room, cloakroom and comfortable size study complete the ground floor accommodation.

The bright galleried first floor landing leads to four double bedrooms, the principal enjoying a walk in wardrobe and en-suite with each other bedroom benefiting from Jack & Jill en-suite facilities.

The family garden has been landscaped to include a; large patio, neat lawn, shed, summer house and a sheltered al fresco dining area with side access to the gated front garden. Here a lawn gives way to a driveway for numerous vehicles and a detached double garage.



Situation

Located on the Ashted Parish boundary the property is within reach of Ashted's mainline station with services to London Waterloo (approx 41 minutes) , Victoria, and London Bridge.

A key feature of Ashted Village life is the superb local schools nearby including Barnett Wood Infant School, St Peters, St Andrews, Downsend Preparatory School and The City of London Freeman's School to name but a few.

A number of independent retailers at Craddocks Parade and Barnett Wood Lane offer an excellent variety of shops including butchers, greengrocers and bakery. More comprehensive shopping facilities at Epsom and Leatherhead can be found nearby .

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational pursuits nearby include Ashted Squash and Tennis Club, Ashted cricket and football clubs.

Tenure	Freehold
EPC	D
Council Tax Band	G
Lease	N/A
Service Charge	N/A
Ground Rent	N/A

Approximate Gross Internal Area = 221.9 sq m / 2388 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 250.5 sq m / 2696 sq ft



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. (ID919511)
 www.bagshawandhardy.com © 2022

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.

