



1 April Close, Ashtead, Surrey, KT21 1RE

Guide Price £975,000



- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- DOUBLE GARAGE & DRIVEWAY
- WITHIN WALK TO THE STATION & SHOPS
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- FITTED KITCHEN & UTILITY
- FAMILY GARDEN
- NO ON-GOING CHAIN

Description

This impressive four-bedroom family home is situated within a private cul-de-sac close to local amenities.

The front door opens into a spacious hallway with doors leading to the three reception rooms and kitchen. The double aspect reception room to the rear of the property features a fireplace and doors leading directly out to the garden. The kitchen enjoys views over the garden and features a range of wall and base units, useful breakfast bar, double oven with hob and extractor over and dishwasher and useful breakfast bar. There is a separate utility room comprising sink and space for white goods with door to the outside. The ground floor is completed by a w.c.

On the first floor are four bedrooms, three of which are doubles with the main bedroom benefiting from built in storage and ensuite bathroom. The further bedrooms are served by the family bathroom featuring bath, wash hand basin and w.c.

Outside the rear garden is mostly laid to lawn featuring patio area and a range of established shrubs with a gate leading to the front of the property. To the front the paved driveway provides ample parking for several vehicles. The double garage has power and lights with side door leading to the garden



Situation

This impressive four-bedroom family home is situated within a cul-de-sac close to local amenities.

Ashtead's mainline station provides fast and frequent services to London Waterloo, London Bridge and Victoria. The M25 is also close by providing easy access to London airports and the wider motorway network.

Highly regarded local comprehensive and private schools nearby include The Greville School, Barnett Wood Infant and Rosebery in Epsom.

A choice of recreational pursuits nearby include Ashtead Football Club, Cricket Club and Squash Club located in Skinners lane. Further field both Tyrrells Wood and Pachesham Park golf clubs can be found in Leatherhead respectively. The area is also abounds a wealth of open Green belt including Ashtead Common Nature reserve and Ashtead Park.

Tenure

Freehold

EPC

D

Council Tax Band

E

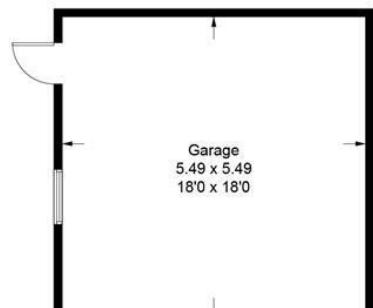
Public and Directors Liability Y/C 16/01/2024 was £258.58

Grounds Maintenance

approx £96 per month

Annual Return for Ltd company

approx £4.33 paid December, yearly



(Not Shown In Actual Location / Orientation)

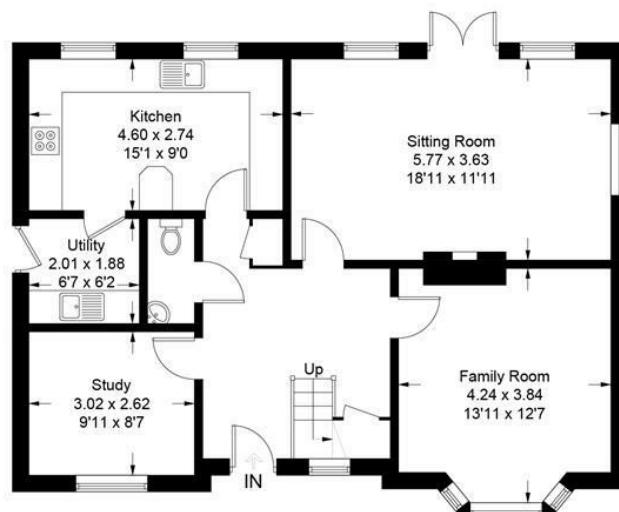
Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft

Garage = 30.2 sq m / 325 sq ft

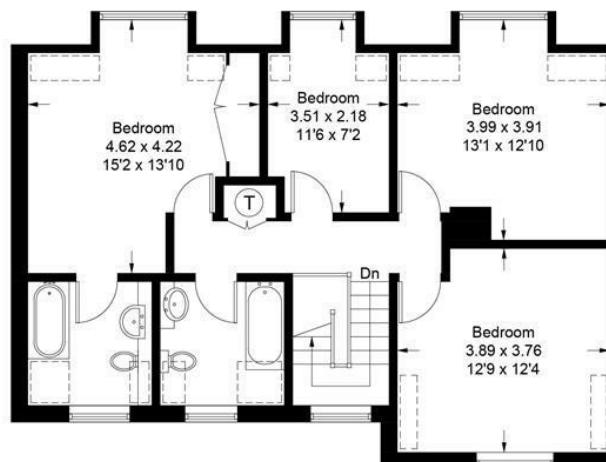
Total = 183.4 sq m / 1974 sq ft



[Dashed Box] = Reduced headroom below 1.5m / 5'0



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. (ID1054495)

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