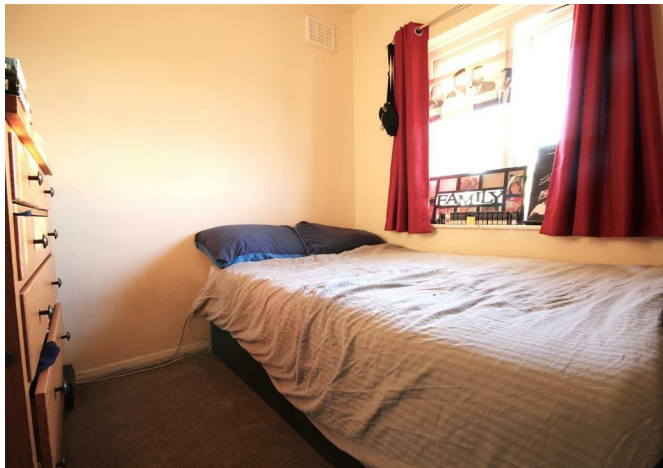




93 Newton Wood Road, Ashted, Surrey, KT21 1NW

Guide Price £625,000



- SEMI DETACHED FAMILY HOME
- FITTED KITCHEN
- BATHROOM WITH OVER BATH SHOWER
- DRIVEWAY PARKING
- BACKING ON TO ASHTEAD COMMON
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT & BACK GARDENS
- CLOSE TO STATION
- SCOPE TO EXTEND S.T.P.P

Description

Backing onto the glorious Ashted Common is this lovely three bedroom family house with off street parking.

The front porch provides adequate space for shoes and coats before opening into the hallway via the front door. The single aspect sitting room features a fireplace with an art deco style surround. Double doors lead into the dining room which provides space for a table and freestanding furniture with access out onto the patio. The kitchen area boasts a good range of fitted cupboards with a lovely garden aspect and a side door leading to a useful, partially enclosed storage space.

Stairs lead to the first floor landing which allows access to the three bedrooms. The main bedroom is bright due to the large front facing window and allows for a spacious wardrobe. All the bedrooms are serviced by the family bathroom and separate WC.

The enclosed family garden is mainly laid to lawn with a patio, ideal for BBQ's and relaxing in the sun.



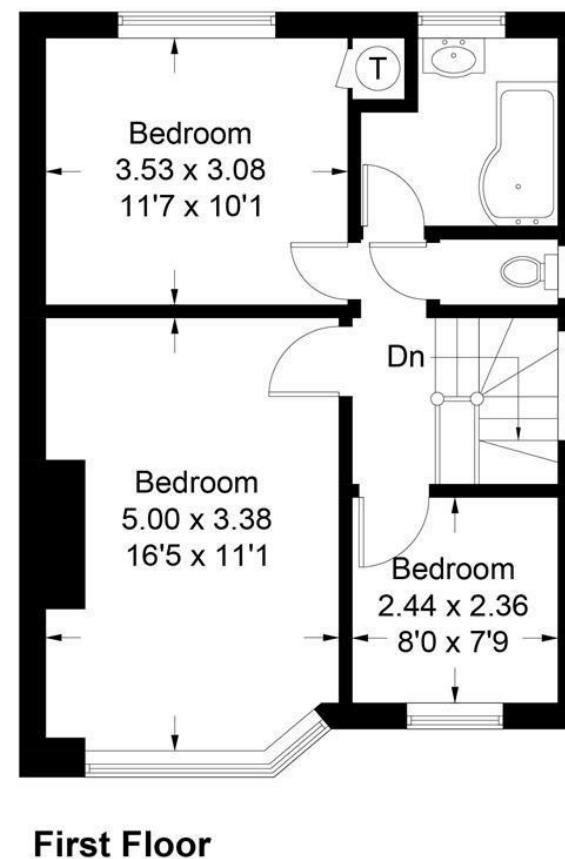
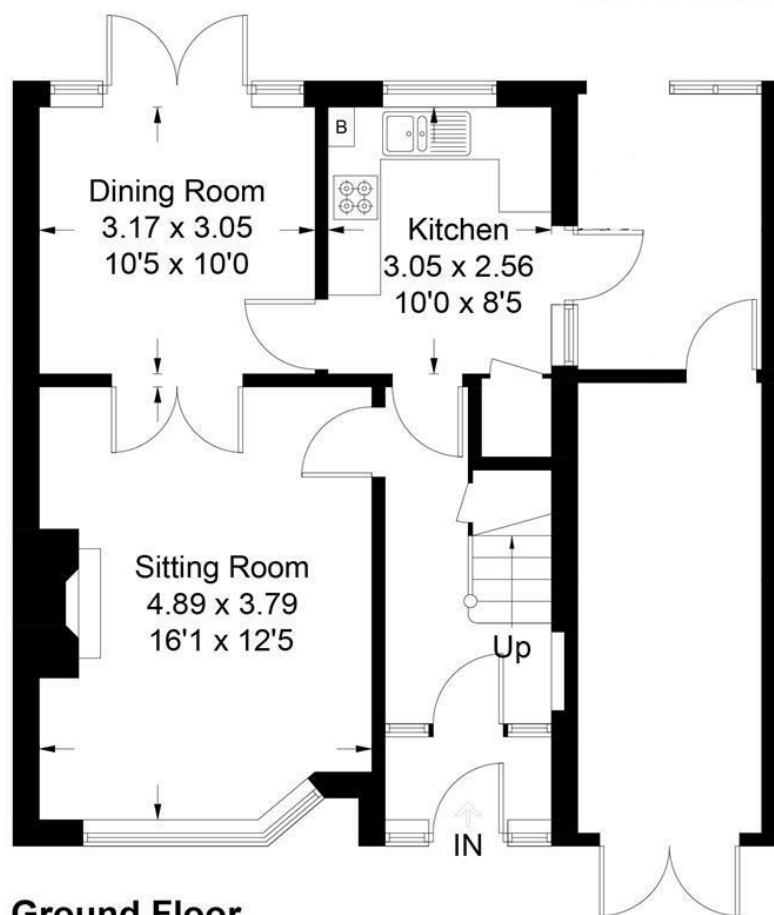
Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Bridge, Waterloo (42mins approx.) and Victoria.

The area abounds in a wealth of open unspoilt countryside close to hand, 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 the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville. Ashted Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants and the much loved Marks and Spencer Foodhall in The Street. Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities. A choice of recreational pursuits nearby include Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

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

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft
(Excluding Garage / Store)



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. (ID917418)
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