



**patrick
gardner**
RESIDENTIAL

128 Craddocks Avenue, Ashted, KT21 1NL

Asking Price £750,000



- EXTENDED 1930's BUILT HOME
- KITCHEN & SEPARATE UTILITY
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- SCOPE FOR FURTHER MODERNISATION
- TWO SEPARATE RECEPTION ROOMS
- CLOAKROOM
- BATHROOM & SEPARATE TOILET
- NO ON-GOING CHAIN
- CLOSE TO AMENITIES & GOOD TRANSPORT LINKS

Description

This much loved, extended semi-detached home is located just over half a mile (0.6) from Ashted mainline station and shops and is offered to the market for the first time in 62 years.

An enclosed porch leads to the entrance hall with guest toilet off. The property benefits from two separate reception rooms, the front reception has a bay window and the rear, french doors to the garden and a feature fireplace. The kitchen has a range of wall and base units with space for a cooker, fridge and dishwasher complemented by an adjoining utility room, with space for further white goods and doors to both the garden and integral garage.

From the first floor landing is a good size airing cupboard and four bedrooms, three of which are double in size and one is a fair sized single. One of the double rooms enjoys a dual aspect and another a bay window to the front aspect. This floor is served by a family bathroom and separate toilet.

The much loved rear garden features a range of mature plants, feature trees and shrubs, with a lawn, patio area, shed, summer house and a greenhouse. There is side access gate to the driveway and single garage. The front garden is mainly block paved, providing ample parking, flanked by mature planting to one side.



Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Waterloo (40mins 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 Primary. A choice of recreational pursuits nearby include Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

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 ever popular 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.

Tenure

Freehold

EPC

D

Council Tax Band

F

Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft
(Including Garage)
Shed = 11.6 sq m / 125 sq ft
Total = 157.5 sq m / 1695 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. (ID1293946)

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