



**patrick
gardner**
RESIDENTIAL

23 Petters Road, Ashtead, Surrey, KT21 1NB

Guide Price £800,000



- DETACHED FAMILY HOME
- EXTENDED KITCHEN
- BATHROOM & SEPARATE SHOWER
- GARAGE & DRIVEWAY
- IN A SOUGHT AFTER RESIDENTIAL ROAD
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- CLOSE TO COMMUTER STATION
- CLOSE TO HIGHLY REGARDED STATE & PRIVATE SCHOOLS

Description

A sizable brick paved driveway, with raised brick flower beds, softened by mature planting, leads to an enclosed entrance porch and the front door.

Once inside the hallway there is a handy under-stair cupboard, a ground floor cloakroom and doors to the living room and kitchen. The living room, with central fireplace and bay window, is ideal for those who enjoy entertaining as an archway opens through to the spacious dining room, which boasts glazed double doors through to a further bright reception/sun room extension with direct access to the garden beyond. The kitchen has been extended and boasts a generous array of storage cupboards including a larder, space for white goods, a built in oven, grill oven and gas hob. There is a glazed side door to the garden.

From the bright first-floor landing are two double bedrooms, each with built-in wardrobes and a third single bedroom. All are served by a family bathroom with separate shower.

Outside there are some fruit trees and mature shrubs along with an extensive lawn, a pathway to a garden shed and a patio adjoining the back of the house. To the other side is rear access door to the handy single garage.



Situation

The property is situated in an ideal location conveniently within walking distance of excellent independent local shops at Craddocks Parade which includes a butcher, greengrocer, baker, café and restaurants.

Ashtead benefits from plenty of well respected local schools both state and private including The Greville, the 'outstanding' Barnett Wood infant School, Rosebery and the City of London Freemen's to name but a few.

Ashtead's mainline station provides a popular fast and frequent service to London Waterloo, Bridge and Victoria. Junction 9 of the M25 is a short drive away, providing easy access to the wider UK motorway network and London airports.

The area abounds with a wealth of open Green Belt countryside including Ashtead Common Nature Reserve, Ashtead Park and Epsom Downs nearby. A good choice of recreational pursuits are available close to hand with plenty of open countryside for the walking, riding and cycling enthusiasts. Local sports clubs are on hand and include Ashtead Squash and Tennis Club.

Tenure

Freehold

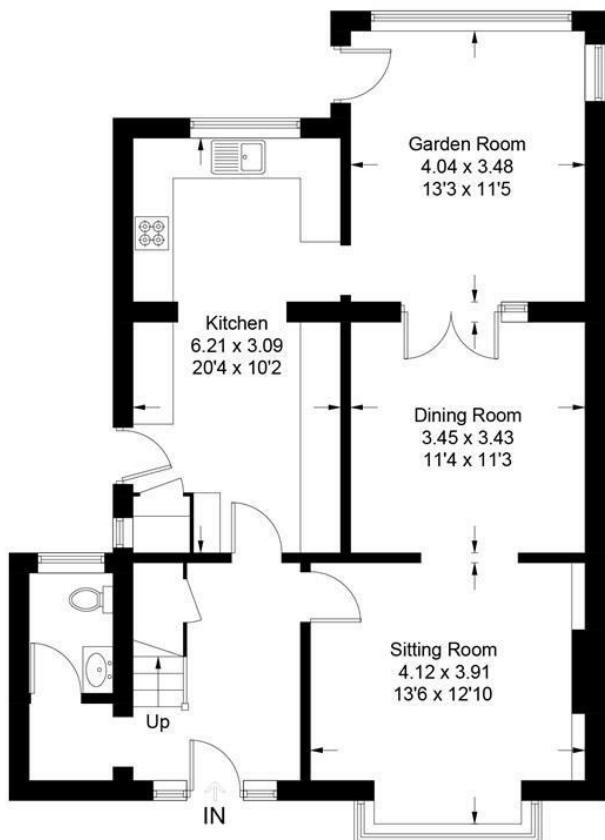
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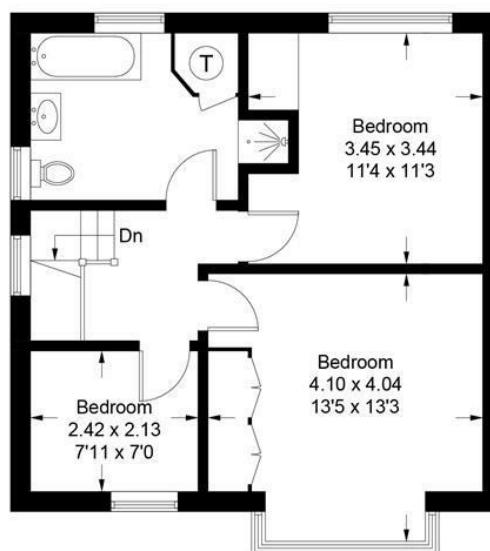
Council Tax Band

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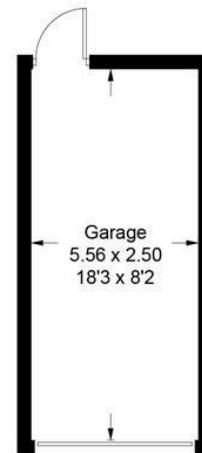
Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft
Garage = 14 sq m / 151 sq ft
Total = 138.7 sq m / 1493 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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