



patrick  
gardner  
RESIDENTIAL

7 Chaffers Mead, Ashted, Surrey, KT21 1NA

Asking Price £820,000



- SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- GARAGE & DRIVEWAY
- CLOSE TO AMENITIES & GOOD TRANSPORT LINKS
- SPACIOUS HALLWAY
- KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOMS
- GENEROUS GARDEN
- SCOPE FOR SOME MODERNISATION

## Description

Offered for sale for the first time in 43 years is this bright, spacious family home on an impressive plot and on a highly desirable road.

An enclosed porch leads into a spacious hallway with shower room including guest toilet. To the front aspect is the dining room with bay window and to the rear a good size lounge, also with a bay, incorporating french doors to the garden, complete with a focal stone effect fireplace. The kitchen offers a range of wall and base units with complementary worktops over. Between the kitchen and the adjoining utility area, is space for a breakfast table and range of white goods, alongside a built-in; under counter fridge, dishwasher, double oven, hob and extractor fan. From here there is handy direct garden access.

The first floor landing provides a loft hatch and an airing cupboard. The principal double bedroom has a bay window and ample built in storage, and over-looks the front aspect. There are two further double bedrooms, one with bay window, each overlooking the rear aspect and a single bedroom to the front, ideal for us as a study or cot room, with a small built in storage cupboard. A spacious family bathroom with built in storage and an over bath shower complete this floor.

Outside is a long, level family garden which is mainly laid to lawn with a large shed to the rear and patio adjoining the house. There is side access as well as rear garage access. The driveway is suitable for a number of vehicles and gives access to the single garage, which is currently in need of much repair.

## Situation

The property is located within easy walking distance of bus routes & Ashted's mainline station with services to London Waterloo (40mins approx.), London Bridge & Victoria. Junction 9 of the M25 is just a few miles out of the village, providing easy access to the wider motorway network & London's main airports.

Highly regarded local schools both state & private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls, the Freeman's School & The Greville Primary.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust & Green Belt which in turn provides open spaces for country walks, horse riding & cycling. A choice of recreational pursuits nearby include Ashted Squash & Tennis club, the RAC club at Woodcote Park & Tyrrells Wood Golf Club.

Ashted Village shops & amenities are within easy walking distance & provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants & the Marks & Spencer Foodhall in The Street. Both the towns of Epsom & Leatherhead are a few miles distant, providing even more comprehensive shopping & leisure facilities.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

F



Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft  
Garage = 10.9 sq m / 117 sq ft  
Total = 146.4 sq m / 1575 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. (ID1294043)

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