

17 Gayton Close, Ashtead, Surrey, KT21 2QJ

Asking Price £699,950









- RARELY AVAILABLE LINK-DET. HOME
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS GUEST TOILET
- TWO FURTHER BEDROOMS
- TANDEM GARAGE AND DRIVEWAY
- CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LARGER THAN AVERAGE REAR GARDEN

Description

Approached via a well screened pathway, a covered entrance porch and front door leads through to an entrance hall with guest toilet and and generous under-stairs storage cupbaord. The kitchen/breakfast room overlooks the front of the property and features a range of wall and base cupboards, with complementary work tops over. Space and plumbing is available for dishwasher, fridge freezer and washing machine along with room for a breakfast table by the bay window area. The kitchen is complemented by a dining room overlooking the rear garden and a separate double aspect cosy sitting room complete with a charming feature fireplace with brick surround and wooden beam. French patio doors open out to a useful conservatory with doors to garden. The property is well maintained but could benefit from some modernisation.

The first-floor landing with airing cupboard and access hatch to loft space leads to a double aspect principal bedroom with two built-in cupboards, space for further freestanding furniture and an en-suite bathroom. Two additional bedrooms served by a family bathroom.

Outside. The property benefits from driveway parking leading to a garage with window and side door to the garden. The established rear garden enjoys a south westerly aspect and is one of the larger plots within the development with mature shrubs providing privacy. A side gate provides access to the front.

Situation

The property is located just off one of Ashtead's most sought after residential roads within walking distance of the ever popular mainline station at Ashtead with fast and frequent services to London Waterloo and Victoria.

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street including Marks & Spencer food hall with more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including Barnett Wood Infant's, The City of London Freemen's, St. Andrews and Downsend.

A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC Countryclub at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

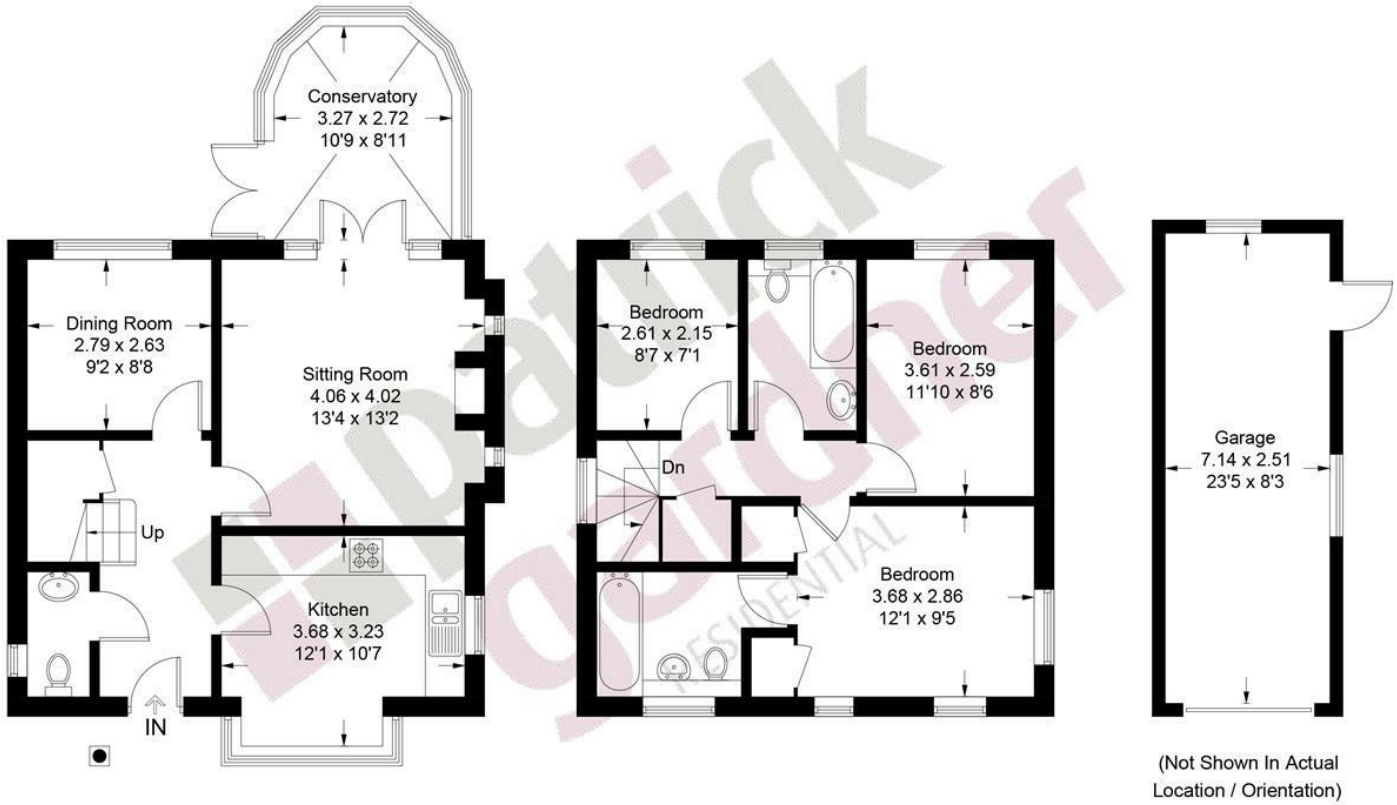
Tenure	Freehold
EPC	C
Council Tax Band	G
Service Charge	£339.85 p.a.
Ground Rent	£1.00 p.a.







Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 118.1 sq m / 1271 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. (ID1313998)

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