



52 Links Road, Ashted, Surrey, KT21 2HW

Offers In Excess Of £1,250,000



- DETACHED FIVE BEDROOM FAMILY HOME
- THREE/FOUR RECEPTION ROOMS
- FAMILY BATHROOM, EN-SUITE & UTILITY ROOM
- KITCHEN/BREAKFAST ROOM/FAMILY ROOM
- GENEROUS GARAGE & DRIVEWAY FOR AMPLE PARKING
- VIEWS TOWARDS ASHTEAD COMMON
- CLOSE TO VILLAGE AMENITIES
- WALKING DISTANCE TO SCHOOLS
- SHORT WALK TO ASHTEAD STATION
- NO ONWARD CHAIN

Description

The bright entrance hall features oak laminate flooring and coordinated doors with a handy W.C off. There are an impressive three reception rooms to the ground floor providing flexible living space for a large family, also ideal for those working from home and who enjoy entertaining. The Kitchen/family/breakfast room is a particular feature with it's modern fitted kitchen comprising of a range of wall and base units, granite worktops, a range cooker, an integrated dishwasher and space for a freestanding fridge/freezer, this spaces flows into the breakfast area with it's space for a large dining room table and family room area with ample space for seating. French doors over look the patio and garden beyond. A coordinated utility room with sink, space for both a washing machine and tumbler dryer and an integral garage door and a spacious understairs cupboard complete the ground floor accommodation.

Off the first floor is a spacious airing cupboard and access to five well presented bedrooms. Four of these rooms are double in size with built in wardrobes, the fifth is a single bedroom with Velux window overlooking the garden. The principal bedroom features countryside views to the rear and a full white en-suite with bath, WC, hand basin, separate shower cubicle and cabinet. A family bathroom with the same configuration as the en-suite serves the remaining bedrooms.

Outside. To the front is a gravel driveway providing parking for several vehicles and access to the usually wide single garage. To the rear is an impressive garden of approximately 130ft garden, mainly laid to lawn with mature shrub borders, patio area and shed complemented by side access.



Situation

The property is located in a sought after position near Ashted Common within an established residential road within easy reach of Ashted's mainline commuter station and acres open green belt countryside.

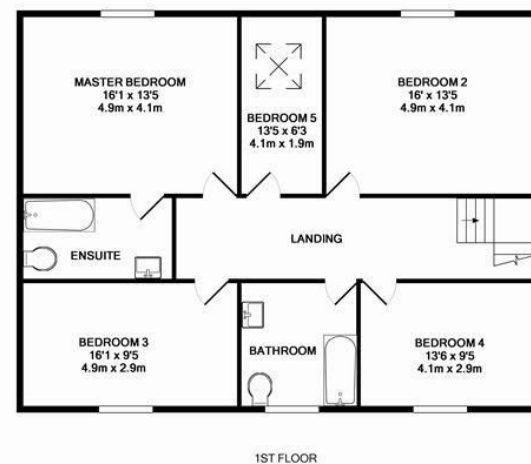
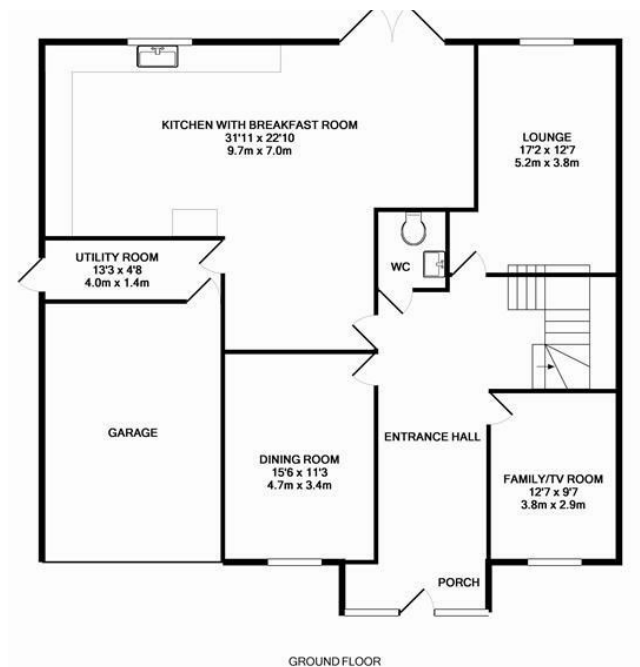
There is an excellent choice of schools in the area for children of all ages both State and Private.

A bus route together with excellent local shopping facilities at Craddocks Parade are within walking distance. Ashted Village which is about a mile away provides a further range of local shops and choice of bus routes serving major Surrey towns. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. Junction 9 of the M25 is within two miles of Ashted linking Heathrow & Gatwick airports together with the national motorway network.

The area abounds in a wealth of unspoilt Green belt countryside including the nearby nature reserve at Ashted Common and Ashted Park. Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the newly refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure	Freehold
EPC	C
Council Tax Band	E





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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