



20 Overdale, Ashtead, KT21 1PW
Guide price £735,000



Your chance to secure this halls adjoining much loved family home, not seen on the market for decades, located in a most popular residential road in the charming village of Ashtead, Surrey.

Perfectly liveable as is, however, there is huge potential to extend (stpp) and refurbish to your own exacting needs and wants, whilst adding considerable value to the residence.

The current ground floor layout includes a large welcoming entrance hallway, an understairs storage cupboard, which could be converted into a WC, a light bright living room with feature bay window overlooking the garden, a formal dining room with a pleasant front aspect down the neighboring road of Culverhay and a fitted kitchen with side access and views of the garden.

Upstairs there are three well proportioned bedrooms, a family bathroom and a separate toilet. The principle bedroom has a deep eaves storage cupboard which can be converted into a forth bedroom (stpp). There is also access to a large loft space which again could be converted into further living accommodation, subject to all the usual conditions.

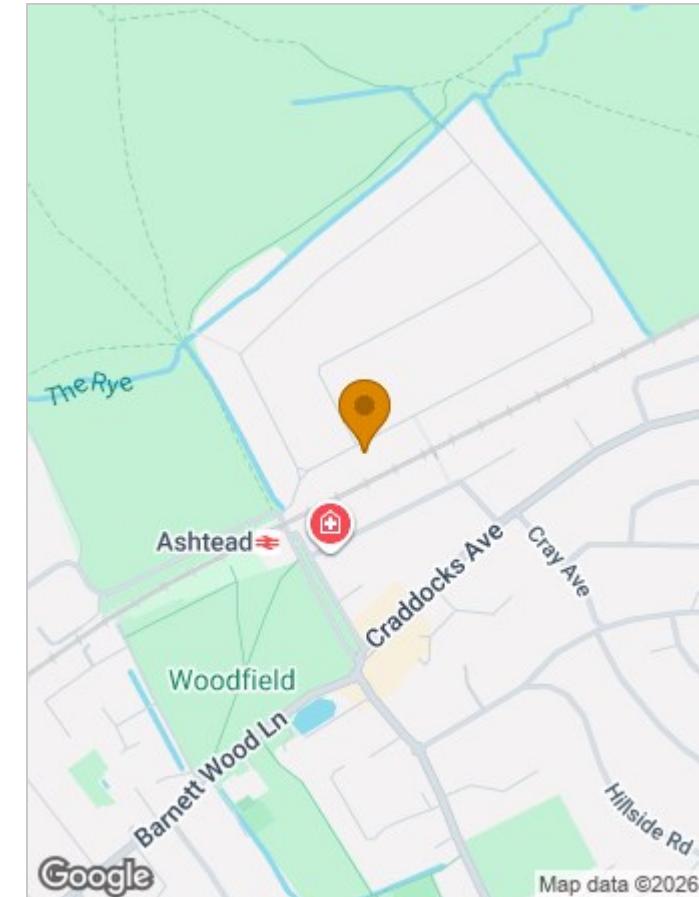
The sunny aspect rear garden is laid to lawn with a paved patio area, space for two storage sheds and a greenhouse, rear access to the garage and a gated side pathway to the front of the house. There you will find front access to the garage and a driveway with off street parking.

A short walk away you are absolutely spoilt, with Ashtead Common on hand to





enjoy a long walk, run or cycle. If you need to commute the mainline station is just around the corner, as well as all the amenities on Craddock Parade. A wider range of shops, pubs, restaurants, coffee shops and sporting/social facilities can be found on the way to and in the main village itself. Not forgetting one of the other key reasons people relocate to our village, the amazing array of good and outstanding schools on offer. Junction 9 of the M25 is a short drive away, giving easy access to Gatwick and Heathrow Airports.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01372 303703

Email: guide@markcoys.co.uk