Craddocks Avenue, Ashtead

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Guide Price £885,000

Freehold

- Semi detached family home
- Offering over 1723 Sq. Ft of space
- Four well proportioned bedrooms
- Wet room and dressing room to the principal
- Two receptions
- Kitchen diner
- 80ft garden
- parking for several cars and garage
- Utility and d/s W.C
- 0.3 miles from station

Located within 0.3 miles from Ashtead railway station, this attractive and extended semi detached home enjoys a practical and spacious layout with 1723 sq ft of space that really flows with flexible accommodation, as well as the added benefit of being offered with no ongoing chain.

The property provides the opportunity for the new owner to customise and place their own stamp on it and enjoys a truly convenient position, with local shops just moments away, and for applicants wanting a taste of the outdoors, there is easy access to the green open spaces of Ashtead Common, where you can find yourself surrounded by hundreds of acres of woodland, with bridle paths and woodland walks linking to Epsom Common.

This well designed accommodation provides the perfect layout for a purchaser looking for that little bit of extra accommodation, making it an ideal space for entertaining and social occasions whilst also being practical for day to day life.

Step through the porch and into the welcoming entrance hall, where the sense of space and natural light immediately sets the tone for this versatile and inviting home. The layout has been thoughtfully arranged to create a seamless flow between rooms, making it perfectly suited to both everyday family life and entertaining.

To the front, a generous bay fronted living room provides a cosy retreat, while to the rear the home opens up into an impressive 24ft lounge. This flexible area links effortlessly with the kitchen diner, complete with integrated appliances and bi fold doors that draw the garden into the heart of the home, ideal for sociable dining, relaxed family time, or hosting friends. A practical utility room with side access and a convenient downstairs W.C. complete the ground floor.

Upstairs, the sense of space continues. The bay fronted principal bedroom offers a calm and private haven, enhanced by its own dressing room and en suite wet room. Two further double bedrooms enjoy views over the garden, while a fourth bedroom provides a generous single room, perfect as a nursery, home office, or guest space, all served by a well appointed four piece family bathroom.

Outside, the property is equally appealing. The front offers a low maintenance approach with a driveway providing off street parking for several vehicles. To the rear, the impressive 80ft garden is a real highlight, private, characterful, and designed for easy enjoyment.

A large covered patio creates the perfect spot for outdoor dining or relaxing, complemented by a lawn, mature planting, and a useful workshop ideal for the DIY enthusiast . A practical garage adds further flexibility, offering excellent storage or the potential to convert into additional living space (STPP).

Ashtead is a quintessential Surrey village that blends pastoral charm with a vibrant, community led lifestyle. Along The Street you'll find a delightful mix of independent shops from bakeries and butchers to greengrocers alongside cosy cafés and traditional pubs, all set against the tranquil backdrop of Ashtead Common, a 400 acre stretch of ancient woodland ideal for family walks, cycling and weekend exploration. Community life centres around venues like the Peace Memorial Hall, while local sports clubs tennis, cricket and fitness studios offer plenty of opportunities to stay active.

The area is particularly sought after by families thanks to its strong educational offering. Within Ashtead itself, Barnett Wood Infant School holds an Ofsted Outstanding rating, and the village is further served by well-regarded primaries including St Giles' and The Greville. Nearby, there is an excellent choice of Outstanding secondary options including Rosebery School for Girls, and St Andrew's, all of which consistently perform highly. For those seeking independent education, the prestigious City of London Freemen's School sits within the beautiful grounds of Ashtead Park and Downsend is another fantastic option.

Transport links reinforce Ashtead's appeal for commuters and travellers alike. Ashtead station offers regular services into London Waterloo and Victoria in around 35/45 minutes, while the A24 and close proximity to the M25 make road travel simple. The village also benefits from easy access to both Gatwick and Heathrow airports, placing international travel within comfortable reach. Altogether, Ashtead offers a rare balance of leafy surroundings, a warm village atmosphere, excellent schooling and exceptional connectivity, making it a standout choice for family living.

Tennure: Freehold
Council Tax Band: E

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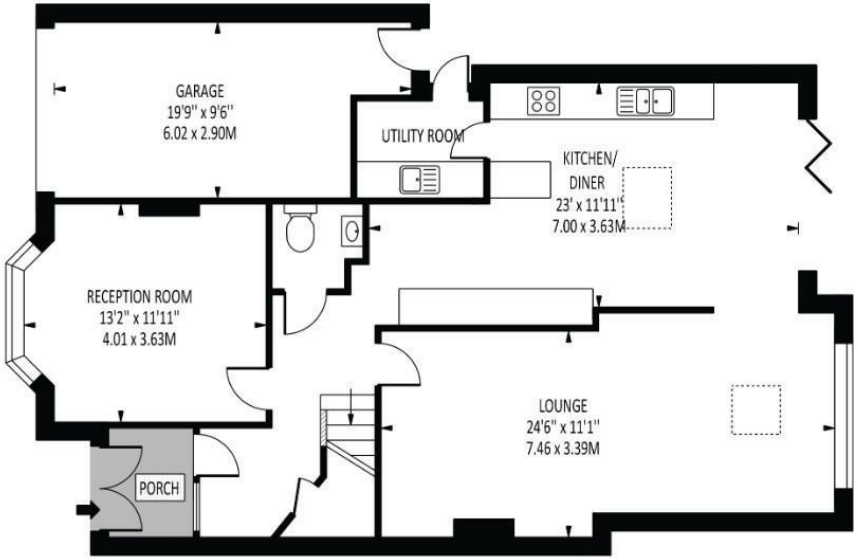
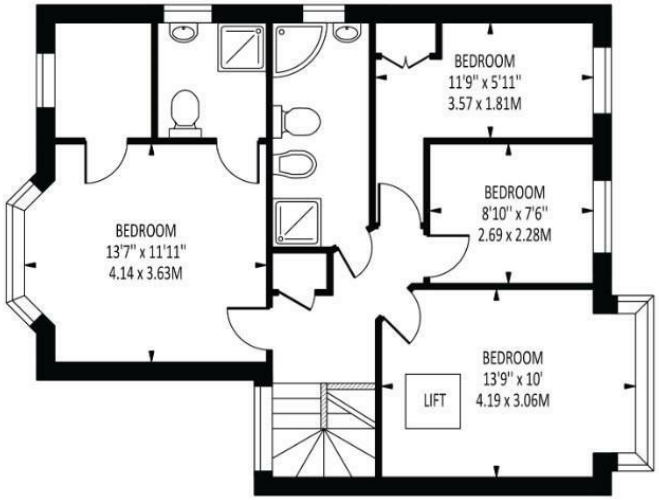
Craddocks Avenue Ashtead

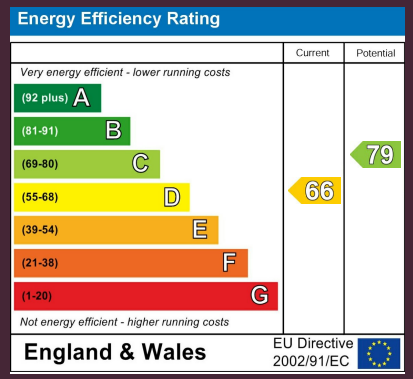
Total Area: 1723 SQ FT • 160.09 SQ M
(Including Garage, Store & Shed)
Garage Area : 166 SQ FT • 15.41 SQ M



GROUND FLOOR



FIRST FLOOR



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