



8 Loraine Gardens, Ashted, KT21 1PD
Guide price £950,000

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Not seen on the market for 43 years, this immaculate, double storey extended semi-detached family home, nestled at the end of this close knit residential cul de sac, located in the beautiful village of Ashtead, Surrey.

Boasting a bold, larger than average corner plot and with generous accommodation throughout. The ground floor footprint includes a welcoming entrance lobby, which really sets the tone for the space on offer. There are two great size reception rooms, currently both laid out as living and sitting rooms, however, one could easily function as a formal dining room. A modern, sleek kitchen/breakfast room flows effortlessly through to a large garden room with panoramic views over the breathtaking garden and connects further into a separate utility room with side access and a deep storage area. On top of this there are two bonus rooms, presently set up as a games room and home gym. These flexible spaces have multiple uses, including two work from home offices if required.

A sweeping staircase leads to the open first floor landing, which reveals four good sized bedrooms, with an en suite shower room to the principal bedroom and a family shower room with plentiful natural light. If a bath is required, this is not an issue, as there was one originally fitted to this space. A loft hatch gives way to a large attic, which could be converted into further living space (stpp) if required.

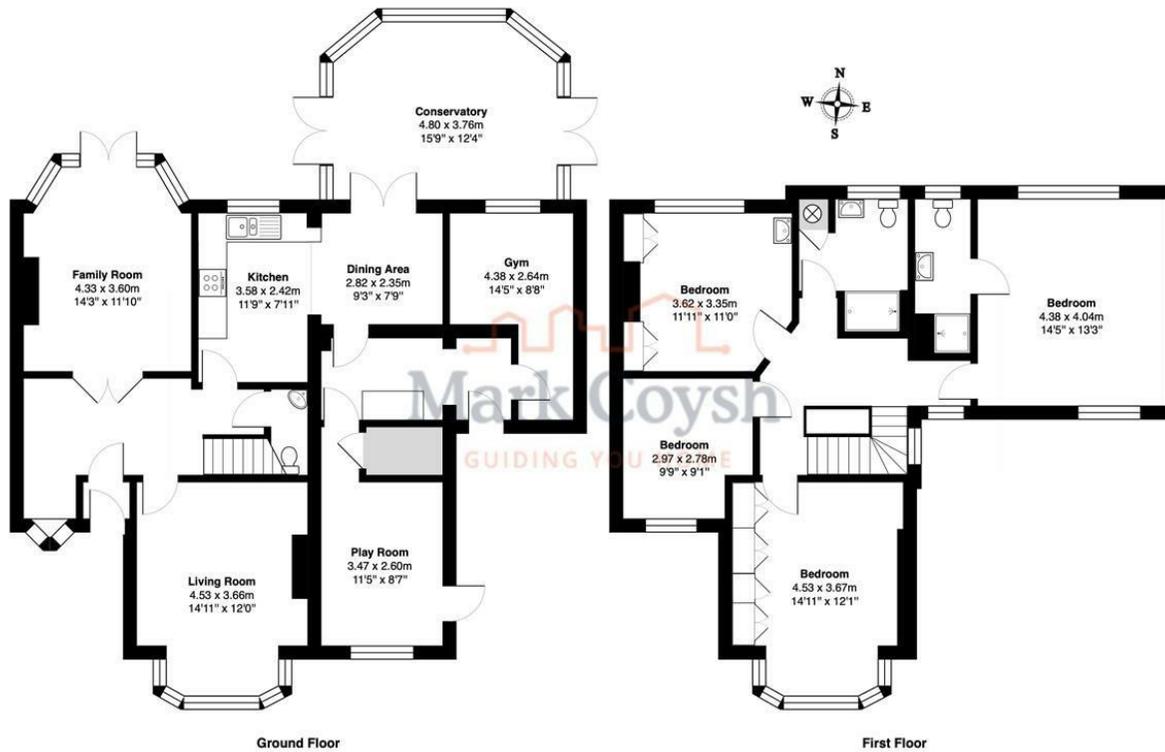
The rear garden is a true joy and reflects the decades of time and money spent by the current owners. Highlights include a well maintained lawn with a central feature seating area, an Indian Sandstone





patio and well established borders with a wide variety of planting, including some beautiful trees. The garden is completed with a charming summer house, storage sheds and handy side access to the front of the residence. There you will find a driveway with ample off street parking.

Close by, you have the amenities on Craddocks Parade, a mainline station and sought after schools



Mark Coysh
GUIDING YOU HOME

Loraine Gardens, Ashted
Total Area: 189.1 m² ... 2035 ft²
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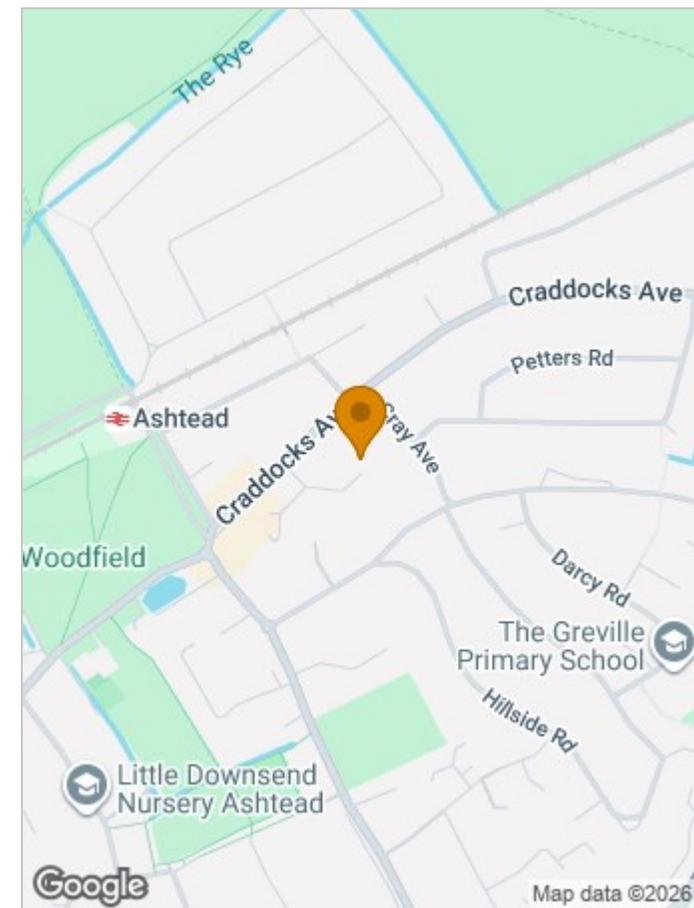
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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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			
		67	77
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	