

Asking Price £850,000

Freehold

- Stylish & modern family home
- Offering over 2000 Sq. Ft of space
- Four generous bedrooms
- Three bathrooms & d/s cloakroom
- 27ft x 16ft living/kitchen/dining room
- Separate play room / lounge
- Impressive detached garden room
- 90ft rear garden & allocated parking x 2
- Walking distance of Ashtead station
- A short walk from Ashtead Common

The Personal Agent are thrilled to present this beautiful family home that was built in 2016 benefits from over 2000 Sq. Ft of flexible and well appointed space.

Here at The Personal Agent we cannot think of any similar modern properties that offer quite as much space and style as this home, balanced with such a practical location, with Ashtead Common on your doorstep but still in such easy reach of the centre of the Village.

This wonderful home enjoys flexible and bright accommodation and is presented to the market in excellent decorative order throughout. Arranged over three floors the property benefits from a welcoming feel as soon as you step through the front door. On the ground floor there are lots of stand out features but none more so that the 27ft x 16ft kitchen/dining/living room which is the perfect space for entertaining.



There is also a sizable play room to the front of the home that could easily be a cosy lounge if desired so there is lots of flexibility too. From a practical sense, the utility room and a downstairs cloakroom complete the ground floor.

On the first floor there are two large double bedrooms, both with built in wardrobes, the larger enjoys an ensuite shower room and there is a family bathroom on this floor too. The top floor offers two further double bedrooms both with access to another family shower room, ideal for guests or teenage children.

Outside there is a private and secluded 90ft rear garden with the impressive detached garden room which is currently being utilised as multi-functional space and there is also off street parking to the front of the property in the form of two allocated parking bays and an EV charging point. Ashtead is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with commuters due to the excellent rail links, the village shops, restaurants and pubs are just a short walk away. Ashtead Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within a few minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashtead Common which links to Epsom Common with its popular green, public house and duck pond making it ideal for walking and cycling enthusiasts alike.

Tenure - Freehold Council tax band - F











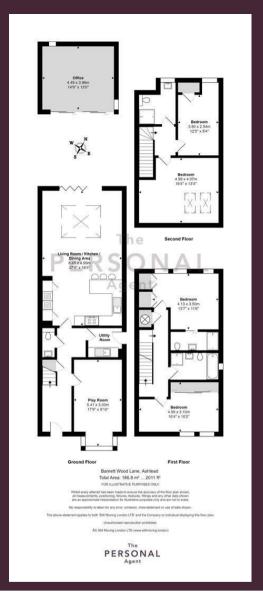


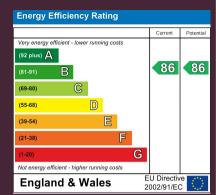












EPSOM OFFICE2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411 BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333699 **LETTINGS & MANAGEMENT** 163 High Street Epsom, Surrey, KT19 8EW 01372 726 666



The
PERSONAL
Agent







The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.

