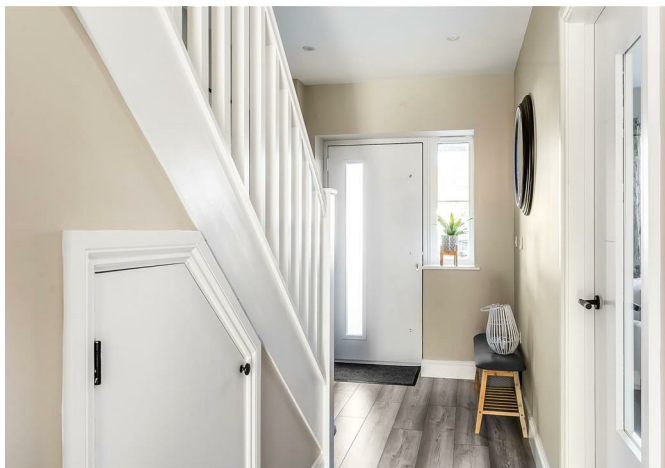




106, Barnett Wood Lane, Ashted, Surrey, KT21 2LS

Price Guide £775,000



- THREE/FOUR BEDROOM HOUSE
- QUARTZ WORKTOP & INTEGRATED APPLIANCES
- UTILITY ROOM WITH EXCELLENT STORAGE
- HIGH SPECIFICATION
- 10 YEAR ICW BUILD WARRANTY
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE LIVING ROOM
- MASTER BEDROOM WITH ENSUITE SHOWER
- TWO PARKING SPACES
- EASY ACCESS TO M25 & A3

Description

CONTEMPORARY LIVING IN A CONVENIENT VILLAGE SETTING

Finished with a delicate blend of warm red brick and modern white rendered elevations, this spacious three bedroom property offers flexible accommodation over three floors. The light and airy, open plan kitchen/dining/sun room overlooking the rear garden, creates the perfect space for both family life and entertaining whilst the more formal living room to the front of the property is a haven of comfort and relaxation. A generous utility room, with an extensive range a wall and base units and side access to the garden, further enhances the ground floor accommodation.

The master bedroom can be found on the top floor and is completed with a beautifully appointed shower room ensuite. A further two generous double bedrooms and study are served by a family bathroom on the first floor.

Built by Sheldon Homes, their careful and thoughtful attention to detail is evident throughout, providing a modern stylish home with an excellent specification and finish. The property further benefits from private parking for two vehicles with electric charging point located at the front of the property. To the rear, an Indian Sandstone paved patio leads on to the attractive rear garden with useful shed.

The property comes with a full Year 10 Year ICW Warranty.

Situation

Ashtead village has something for everyone and is the perfect place for those looking for the best of city and countryside living. Conveniently located on the northern slopes of the North Downs with its stunning green open space and beautiful walks, and just a short distance from London, residents can enjoy the best of both worlds.

Locally, sports and leisure facilities are well catered for and a wide range of everyday shopping is at hand with individual, independent retailers as well as a Marks & Spencer Store. The area also offers superb local days out, excellent golf clubs and exceptional transportation links. Ashtead mainline station provides services to Waterloo, Victoria & London Bridge, whilst Junction 9 of the M25 provides easy access to both Heathrow & Gatwick International airports. For families, schooling is well served in both the state and private sector.

Tenure

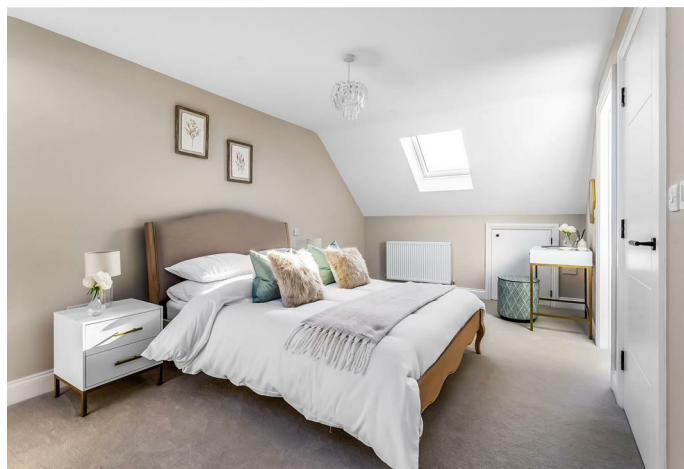
Freehold

EPC

To be Assessed

Council Tax Band

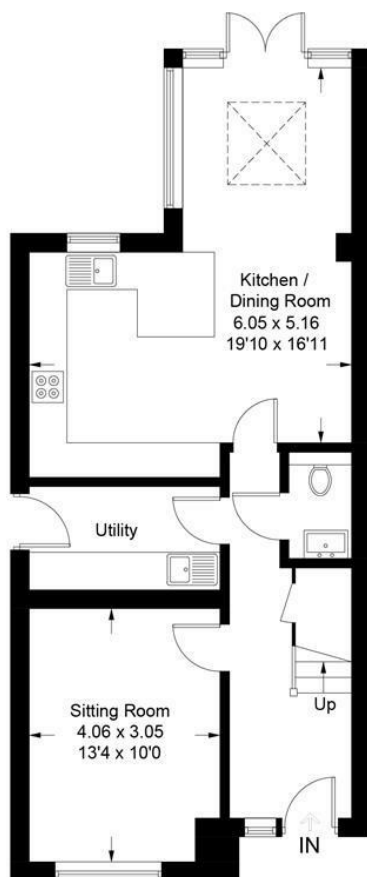
To be Assessed



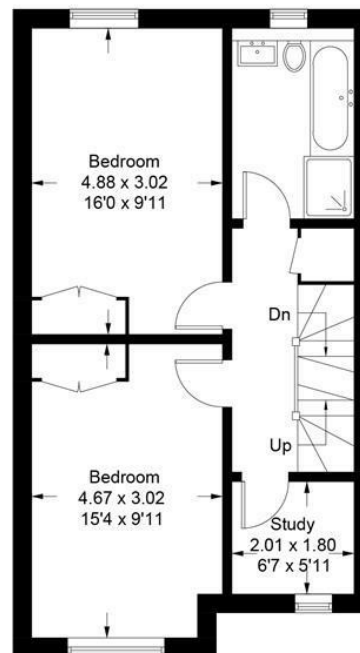
Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft
(Including Eaves)



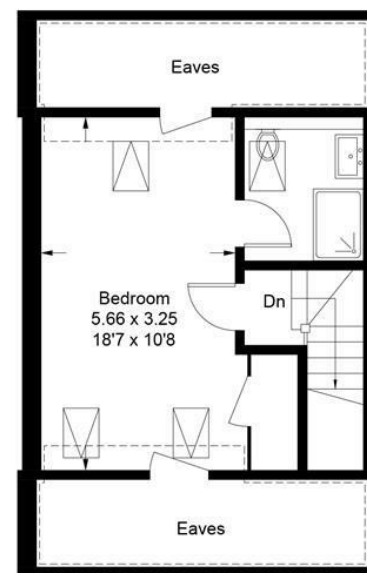
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1024284)

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