



45 Stag Leys, Ashted, Surrey, KT21 2TF

Asking Price £825,000





- BRIGHT EXTENDED DETACHED BUNGALOW
- CLOSE TO DESIRABLE SCHOOLS
- CUL-DE-SAC LOCATION
- TWO BATHROOMS
- GARAGE & DRIVEWAY
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- NO ONGOING CHAIN



## Description

This spacious well maintained detached bungalow spans 1686sq ft and features bright accommodation, complete with solar panels, an integral garage and ample scope for extension, subject to planning permission.

An enclosed porch leads in to a spacious and welcoming reception hall with storage cupboards and a utility room off. The living spaces make the most of the views over the secluded garden, each with direct access. The kitchen features a range of wall and base units with stone worktops over with inset counter top lighting and space for a fridge freezer and dishwasher, complemented by a built in oven, a five burner hob and extractor over. There is a hatch from the kitchen to the well proportioned dining room, featuring patio doors to the garden. The living room is a bright and generous dual aspect room with further patio doors out to the welcoming rear garden.

The principal bedroom has a side aspect, with three double wardrobes, ample space for a range of freestanding furniture and benefits from an en-suite shower room. There are two further double bedrooms, to the front, one is currently set up as a study, each served by the family bathroom with over bath shower.

Outside there is an enclosed rear garden, mainly laid to lawn with much privacy, thanks to mature hedging with a desirable height. There is also panel fencing, mature shrubs, trees, patio plants, a garden shed, side access gates and a patio, ideal for al fresco dining. To the front is a generous driveway providing ample parking and access to a good size garage with and electric door, which can also be accessed integrally via the kitchen.

## Situation

The property is situated in a convenient location for highly regarded schools both state and private, which include West Ashted, Downsend, St. Andrew's Secondary and The City of London Freeman's School.

Shopping facilities close to hand include independent retailers on The Street, Craddocks Parade and Barnett Wood Lane in Ashted including the new M&S Food Hall and more comprehensive shopping facilities based in Leatherhead.

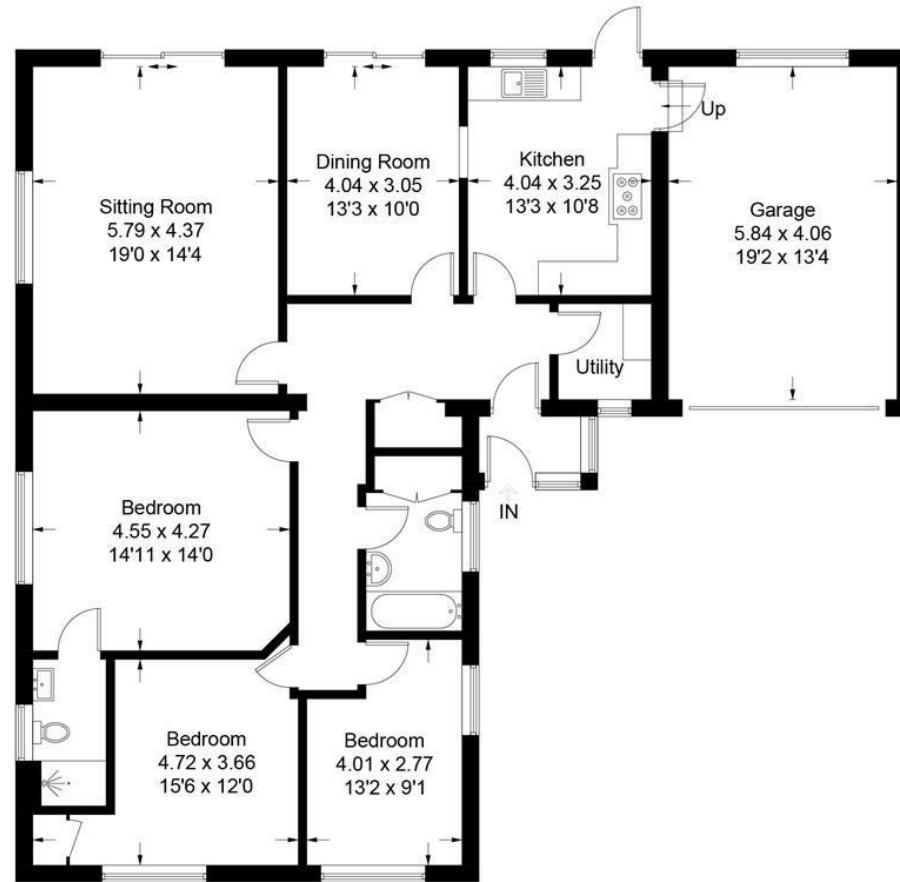
Excellent road and rail links can be found nearby and include the mainline station at Ashted, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

Tenure	Freehold
EPC	B
Council Tax Band	F



Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft  
(Including Garage)



**Ground 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. (ID1172802)

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