



Sunnymead Woodview Close, Ashted, Surrey, KT21 1HA

Guide Price £699,950



- EXTENDED BUNGALOW
- FITTED KITCHEN
- 3 DOUBLE BEDROOMS
- GATED DRIVEWAY
- CLOSE TO AMENITIES

- WELL PRESENTED THROUGHOUT
- BRIGHT LIVING ROOM
- 2 BATHROOMS
- LANDSCAPED GARDEN
- VENDOR SUITED

Description

This beautifully presented and lovingly maintained home is entered via an open storm porch opening into a spacious hallway with electronic loft hatch and a good amount of built in storage. The living room is large enough for both living and dining areas, is dual aspect and so is flooded with natural light and enjoys direct garden access and a handy built in storage cupboard. The kitchen is made up of bespoke hand crafted units with a Corian worktop and comes with a fitted with a dishwasher, washing machine, induction hob, extractor fan, oven, microwave and fridge freezer. There is a good range of wall and base units with ample worktop space and a door to the garden.

There are three double bedrooms, two with bespoke built in wardrobes, the third has ample space for wardrobes, the current owner uses this flexible room as a dining room. There is a spacious ensuite shower room off one bedroom, the others are served by a family bathroom.

Outside the rear garden is a particular feature. The strikingly paved garden is low maintenance and features raised flower beds with a backdrop of a pretty wooded area. The front garden is mainly laid to lawn and enclosed by fencing, electric gates and mature trees. The pretty block paved drive provides ample off road parking.



Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashtead's mainline station with services to London Waterloo (40mins approx.) and Victoria.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville Primary. A choice of recreational pursuits nearby include Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

Ashtead Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés, restaurants and the ever popular Marks and Spencer Foodhall in The Street. Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft



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. (ID1246487)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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