



28 West Farm Close, Ashted, Surrey, KT21 2LJ

Guide Price £825,000





- DETACHED CHALET BUNGALOW
- THREE BEDROOMS
- FITTED KITCHEN
- SOUTH WESTERLY ASPECT
- WALK TO SCHOOLS
- TWO SEPARATE RECEPTION ROOMS
- TWO BATHROOMS
- APPROX 120FT REAR GARDEN
- GARAGE & DRIVEWAY
- UNDER A MILE TO ASHTEAD STATION



## Description

Approached via a brick paviour driveway, a covered entrance porch leads through to a welcoming hallway with space under the stairs, ideal for storage. A double bedroom downstairs is served by a generous family shower room, with two further bedrooms upstairs being served by an upstairs bathroom. The main living accommodation is located to the rear of the property and comprises a dining room complemented by a separate living room. The living room benefits from a double aspect and has sliding patio doors on to the garden along with a fireplace. An adjacent fitted kitchen benefits from ample storage cupboards and worksurfaces with four ring gas hob, integrated double oven, fridge, freezer and space for washing machine and dishwasher. Conveniently, there is also a side door to the garden.

The garden is a particular feature being approximately 120ft with a south westerly aspect. Mainly laid to lawn with path to the rear garden shed, mature shrubs line the boundary creating a beautifully private haven along with patio area across the full width of the property ideal for entertaining. The property further benefits from side access, and integral garage with driveway for several cars.

## Situation

The property is situated in a pleasant cul-de-sac in the 'Lanes' area of Ashted, ideally located within walking distance of excellent local schools including St. Andrew's secondary, St.Peter's Primary, West Ashted and Downsends.

Shopping facilities close to hand include first class independent retailers on The Street including an enviable M & S Foodhall with a more comprehensive range of shopping facilities nearby in the towns of Leatherhead and Epsom.

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

Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	F



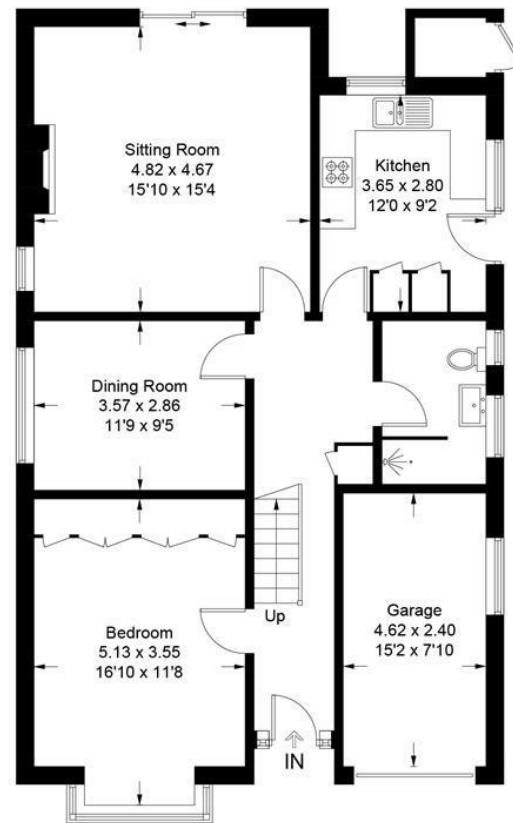


= Reduced headroom below 1.5m / 5'0

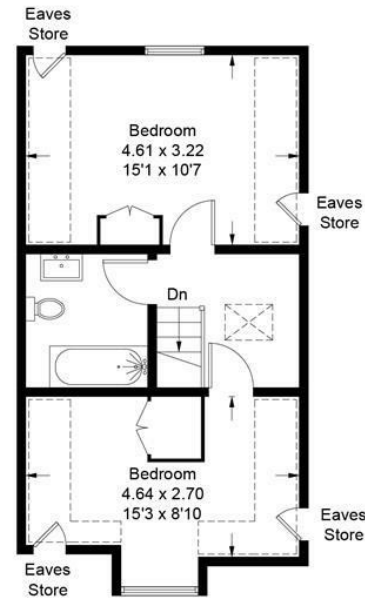
Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

Garage / External Cupboard = 12.4 sq m / 133 sq ft

Total = 131.5 sq m / 1415 sq ft



**Ground Floor**



**First 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. (ID1209942)

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