71 West Farm Avenue, Ashtead, Surrey, KT21 2JZ

Asking Price £1,325,000

- DETACHED FAMILY HOME
- VERSATILE LIVING ACCOMMODATION
- LARGE KITCHEN/DINER
- SIX DOUBLE BEDROOMS
- UTILITY AND LAUNDRY ROOMS
- DRESSING ROOM
- GOOD SIZED REAR GARDEN
- DOUBLE GARAGE
- DESIRABLE LOCATION
- CLOSE TO AMENITIES

Description

This beautifully presented home offers versatile accommodation throughout.

The front door opens into the hallway with cupboard and feature window. Three reception rooms all boast dual aspects, two have feature fireplaces and one views of the garden. The bright kitchen/dining room enjoys twin patio doors, a light well and provides a range of wall and base units with built in hob, double oven, dishwasher, fridge/freezer and extractor hood. Off the kitchen is a utility room with built in storage and door to the garden. A laundry room and downstairs cloakroom complete the ground floor accommodation.

The first-floor landing is flooded with natural light and has four double bedrooms off, each is light and spacious with ample room for freestanding furniture, served by a family bathroom with walk-in shower. A dressing room with fitted wardrobes complements this floor.

Further stairs lead to the second floor and two further bedrooms each with built-in wardrobes and eaves storage. These rooms are served by a further family bathroom.

The rear the garden is mostly laid to lawn with mature boarders, trees and summer house to the rear. A patio area adjacent to the house is ideal for outdoor entertaining. Brick built storage features to the side of the property with gate giving access to the front, a double garage and driveway parking. The front garden is mostly laid to lawn with attractive feature brick-built wall.

Situation

Situated in the desirable lanes area within Ashtead village, this family property has access to the large selection of independent retailers in the village centre, offering an excellent choice of everyday shopping and services.

Local amenities including sports clubs, doctors surgery and library to name but a few, are all easily accessible.

Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

There are many well considered schools to hand in both the private and state sector including St. Andrew's secondary, St.Peters primary, Downsend, St.John's Leatherhead and City of London Freemen's.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 244.6 sq m / 2633 sq ft
Garages & Stores = 31.8 sq m / 342 sq ft
Total = 276.4 sq m / 2975 sq ft

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. (ID938294)

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