



58 Stag Leys, Ashted, Surrey, KT21 2TQ

Asking Price £720,000



- WELL-PRESENTED DETACHED BUNGALOW
- 2/3 BEDROOMS
- FITTED KITCHEN
- APPROX 122FT SOUTH WESTERLY GARDEN
- DRIVEWAY PARKING
- TREE-LINED RESIDENTIAL ROAD
- 2/3 RECEPTION ROOMS
- MODERN FAMILY BATHROOM SUITE
- DETACHED GARAGE & GARDEN ROOM
- 0.83 MILES TO VILLAGE SHOPS

## Description

Approached via an attractive oak framed covered entrance porch, this home has been upgraded throughout to create a welcoming and peaceful atmosphere. Three bedrooms are located to the front & side of the property, with the smallest currently being used as a practical study. These are served by a modern family bathroom comprising bath, separate shower enclosure, w.c and twin sinks. A cosy living room with feature fireplace with inset log burner and exposed brick chimney breast is complimented by an extended, vaulted dining room to the rear with feature exposed brick wall and full height feature window incorporating patio doors to the garden. An adjacent fitted high-gloss kitchen with breakfast bar and door to garden provides a wealth of storage cupboards along with integrated appliances including; dishwasher, washing machine, gas hob, electric oven, combi oven and fridge freezer.

The rear garden is a particular feature of this property and extends to approx. 122ft with landscaped areas for interest and a sunny south westerly aspect. The property also benefits from a detached garage and outbuilding to the rear which is divided into three parts; a shed, workshop and gym/home office which is fully insulated and has power, WiFi and heating. An area of decking provides ample space for relaxed seating and entertaining. Side access leads to the front garden which allows driveway parking for several cars and is enclosed by neat laurel hedging behind post & rail fencing.



## Situation

The property is situated in a convenient location for highly regarded schools both state and private, which include West Ashted, Downsends, St Peter's Primary, 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 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 in 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

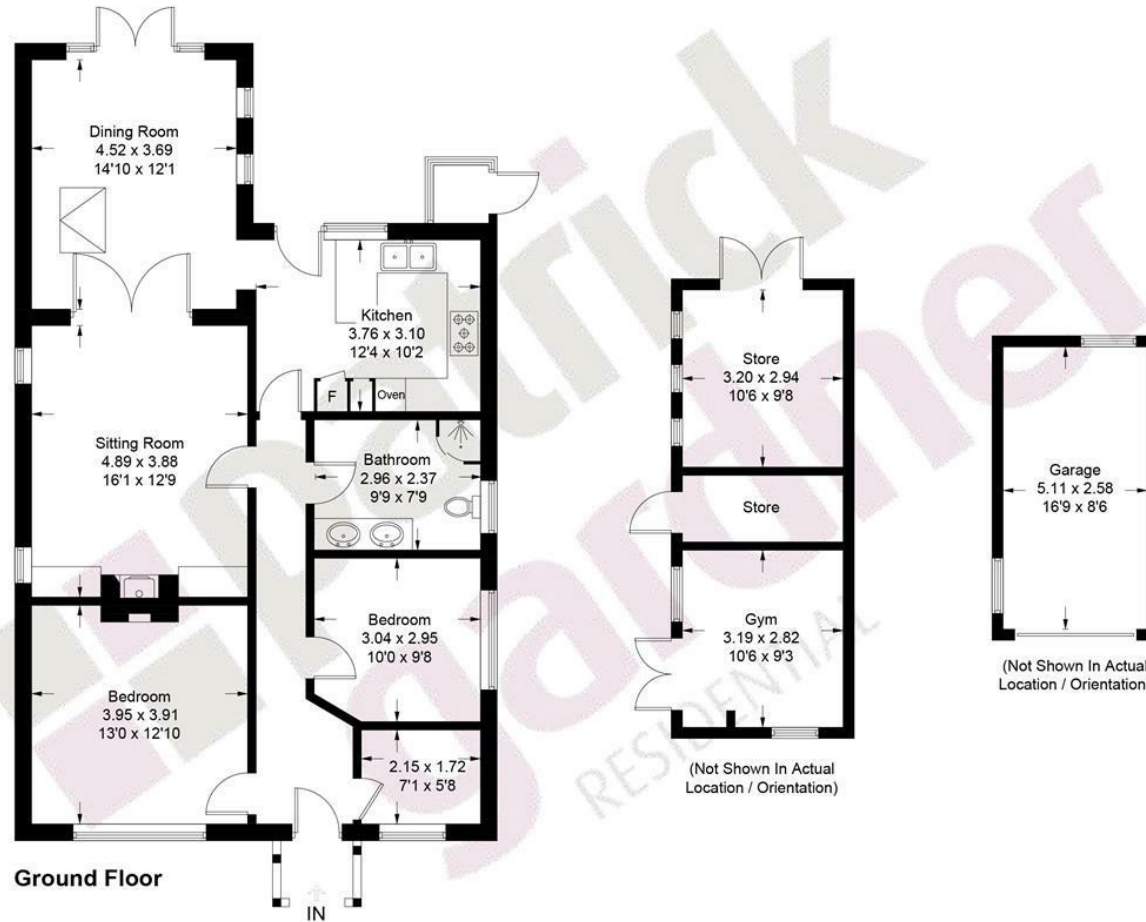
**EPC**

D TBC

**Council Tax Band**

E

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft  
 Outbuildings = 37.2 sq m / 400 sq ft  
 (Including Garage)  
 Total = 135.3 sq m / 1456 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. (ID1324976)  
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