18 Forest Way, Ashtead, Surrey, KT21 1JL

Price Guide £865,000

- CHIC TURN-KEY DETACHED HOME
- FITTED KITCHEN
- TWO EN-SUITES & BATHROOM
- TWO SHEDS, SUMMER HOUSE & BAR
- WALK TO STATION & SHOPS
- ONE/TWO RECEPTION ROOMS
- THREE/FOUR BEDROOMS
- REAR GARDEN WITH OUTDOOR KITCHEN
- AMPLE DRIVEWAY PARKING
- IDEALLY LOCATED FOR LOCAL SCHOOLS

Description

The striking front door, with welcoming storm porch over, opens to an enclosed porch, through to hallway & utility cupboard with space for white goods beyond. The beautifully proportioned, bright, main living space benefits from a double aspect with bi-fold doors to the rear patio and features a bespoke media cabinet and stylish inset fireplace, with ample room for comfortable family living room zone and separate family dining zone. Double doors lead seamlessly from the dining zone to the modern fitted kitchen which enjoys views over the garden. The kitchen comprises a wealth of high-gloss storage cupboards complemented by ample worksurface space. Integrated appliances include; triple oven stack (steam and fan ovens), separate microwave, dishwasher, induction hob with extractor over and a fridge/freezer. A chic second reception room, or optional fourth bedroom, is located to the front of the property and benefits from an en-suite shower room off. This room also benefits from a door leading to a side passage/lean-to area, ideal as separate entrance if preferred as an annex.
Upstairs, there are three generous double bedrooms. The principal bedroom benefits from views over the garden, with ample space for built in wardrobes and enjoying a luxury en-suite shower room. Two further bedrooms, one with fitted wardrobes, are served by an equally indulgent family bathroom.

The rear garden design has been carefully executed with entertaining at the heart. In total, there are two sheds, a covered seating area, a bar/garden room and a modern covered outdoor kitchen ideal for enjoying the sunny westerly aspect. A neat patio spans the entire width of the plot adjacent to the house. Gated side access flows effortlessly to the neat and spacious block paved driveway, which boasts scope to change into a carriage driveway around a impressively planted raised flower bed.

Situation

Conveniently situated in this popular well established residential road within walking distance of local shops at Craddocks Parade, bus route and Ashtead's main line station. The latter provides fast and frequent services to London Bridge, Waterloo & Victoria.

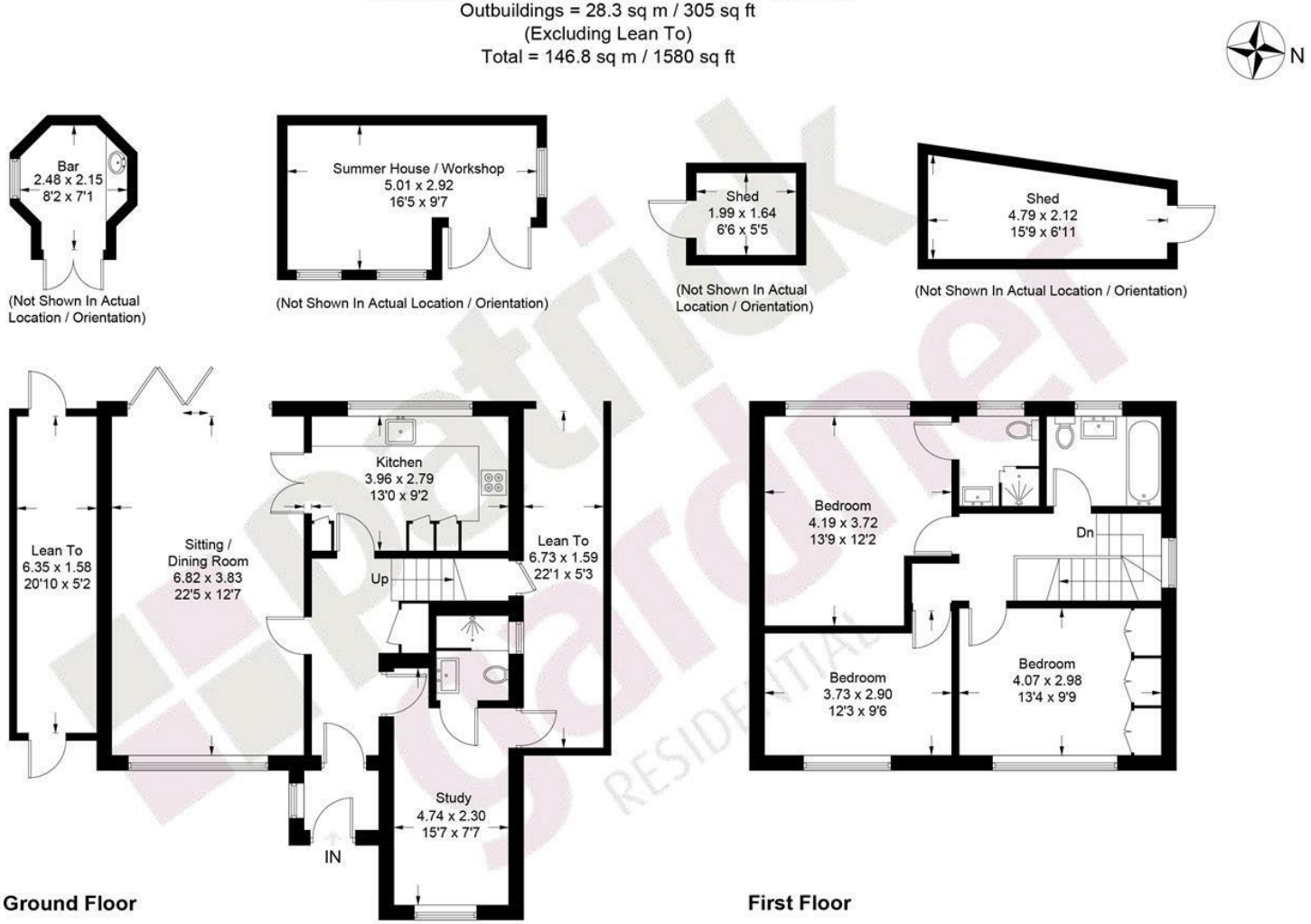
Ashtead village is just under a mile away providing further excellent local shops and more comprehensive shopping, cinema, theatre etc., can be found in neighbouring Leatherhead and Epsom.

A vast choice of highly regarded local schools nearby include Rosebery School for girls, City of London Freemens and The Greville Primary School.

Acres of unspoilt open green belt countryside are nearby providing ideal walking, riding & cycling pursuits and the nature reserve at Ashtead Common & Ashtead Park. Leisure facilities nearby include Ashtead's cricket & bowls club, a squash club, the RAC at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and refurbished leisure centre at Fetcham Grove.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft
Outbuildings = 28.3 sq m / 305 sq ft
(Excluding Lean To)
Total = 146.8 sq m / 1580 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. (ID1336657)

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