6 Aston Close, Ashtead, Surrey, KT21 2LQ

Price Guide £975,000

- ATTRACTIVE DETACHED HOME
- PRINCIPAL BEDROOM, EN-SUITE
- FAMILY SHOWER ROOM
- FLEXIBLE RECEPTION SPACE
- GARAGE & DRIVEWAY PARKING
- SOUGHT AFTER CUL-DE-SAC
- THREE FURTHER BEDROOMS
- LARGE WELL MAINTAINED GARDEN
- LESS THAN A MILE TO ASHTEAD STATION
- AMENITIES & COUNTRYSIDE NEARBY

Description

The hallway with under-stairs storage and guest toilet leads into the lounge with feature fireplace and double doors opening onto the garden, with further double doors opening into an adjacent dining room, which could be opened up in to the adjacent kitchen by removing the wall (subject to necessary consents). A further useful reception room overlooking the front aspect provides ideal space for a study or play room to suit. The kitchen has a range of wall and base units and features a built-in dishwasher, oven, extractor and gas hob with space for a fridge freezer. A generous utility room with ample storage and direct garden access complements this and provides space for a washing machine and further white goods.

On the first-floor there are four bedrooms, three good size doubles all with built-in storage and a further good size single room. The principal bedroom suite enjoys exclusive use of an en-suite bathroom whilst the other three bedrooms are served by a family shower room.

Outside the garden enjoys a sunny aspect and is mostly laid to lawn with established shrub borders, providing much privacy. There is a spacious patio for al-fresco entertaining with a connecting path leading to side access to the front of the property. Here, there is ample driveway parking which leads to a double garage with rear door on to the back garden. In all, the grounds extend to just over a quarter of an acre (0.28 acres)

Situation

Conveniently situated within a miles' (0.91 miles) walk of excellent local shops, mainline station and local bus routes. Acres of open Green Belt Countryside are also close by, as is Ashtead main line station which provides fast and frequent services to Waterloo (42 mins) & Victoria.

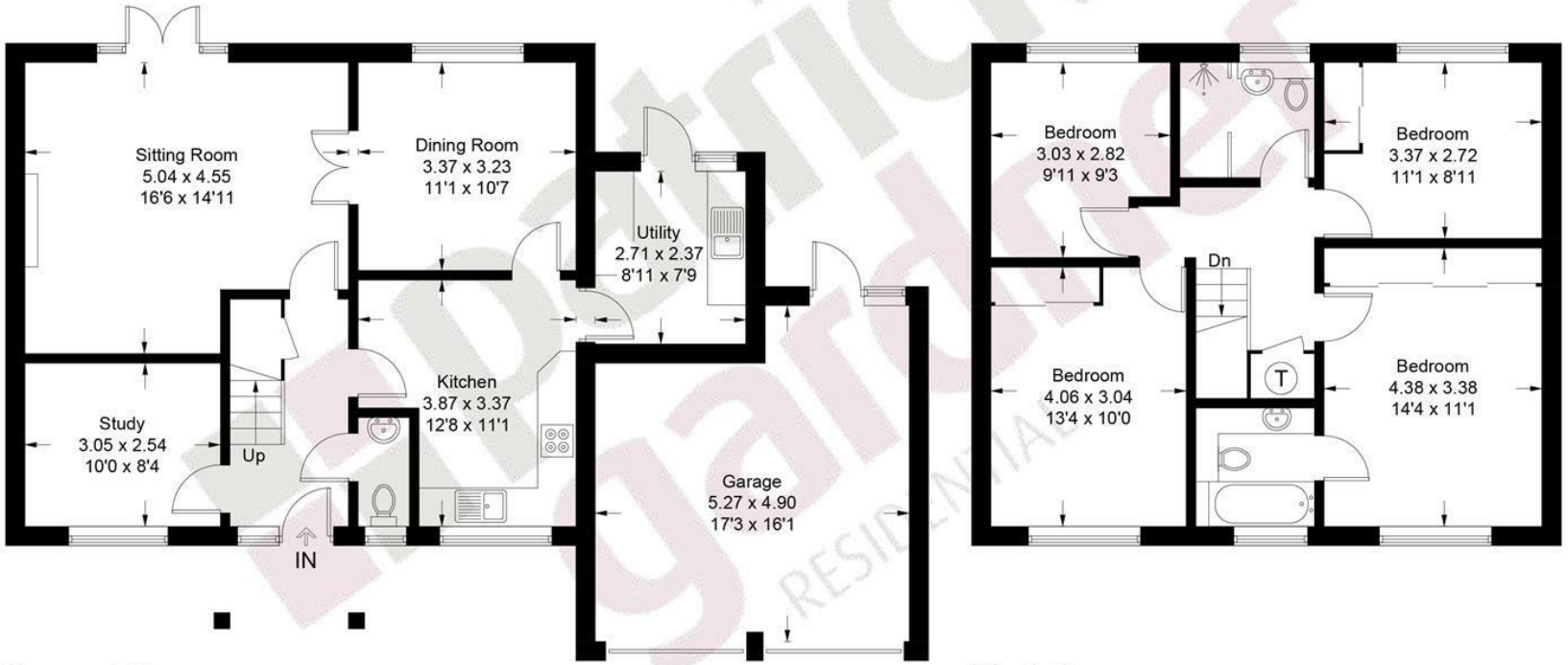
Ashtead Village provides excellent shopping facilities including an M & S Foodhall alongside an impressive range of independent retailers, complemented by the towns of Epsom & Leatherhead, both only a few miles away.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There are many well considered schools to hand for children of all ages including the 'outstanding' Barnett Wood Infant School.

There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	G TBC

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
Garage = 23.5 sq m / 253 sq ft
Total = 155.9 sq m / 1678 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. (ID1297849)

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