



West Farm Close, Ashted

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Ashtead

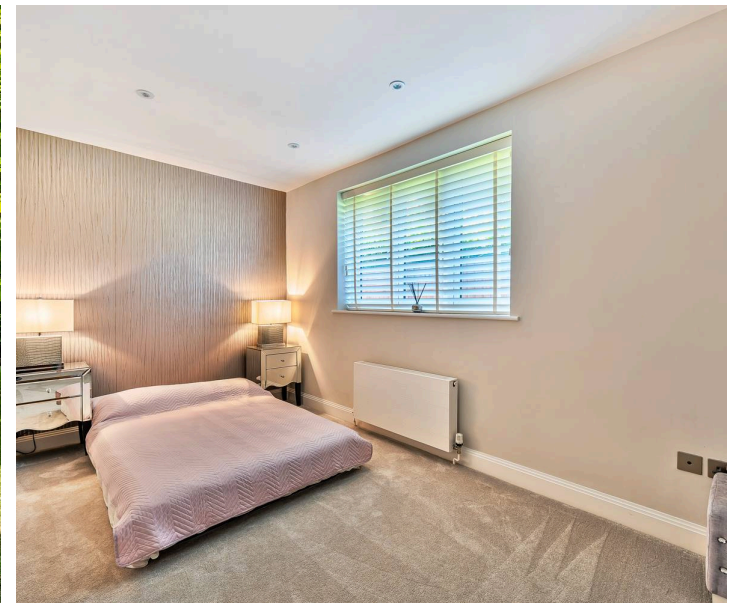
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Double Bedrooms
- Versatile Study Space / Bedroom Five
- Three Modern Bathrooms
- Spacious Living Room
- Open Plan Kitchen / Dining / Reception Room
- Large Private Garden
- Garden Office Potential
- Driveway & Garage





A beautifully presented and generously proportioned four double bedroom, three bathroom detached home. With over 2,700 sq. ft of versatile living space, this home offers fantastic accommodation in a sought after location. The ground floor offers an excellent layout for modern living. A spacious dual-aspect reception and dining room provides a welcoming space for entertaining or unwinding, while the contemporary kitchen features a central island, integrated appliances, and plenty of room for casual dining.

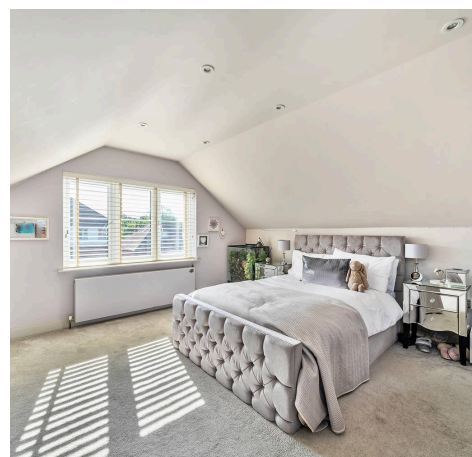
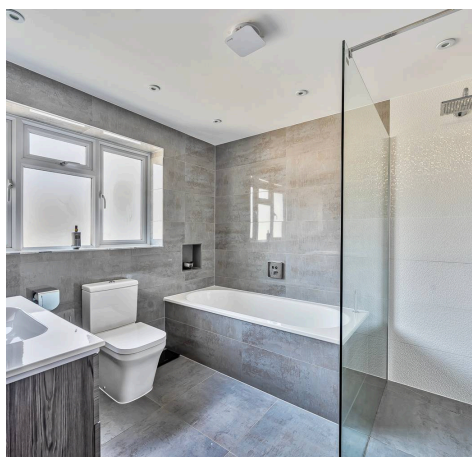
There are two well-proportioned double bedrooms on the ground floor, including the master with en-suite bathroom and fitted wardrobes. In addition, there is a third flexible room which could be used as a study, family room, or fifth bedroom.

A sleek family bathroom, separate utility room, and cloakroom complete the ground floor.

Upstairs, the house continues to impress with a bright open-plan study area, ideal for home working, plus two further spacious double bedrooms and a contemporary shower room.

The rear garden benefits from a large patio, a lawned area, and a raised deck. A brick-built outbuilding with power at the rear of the garden offers excellent potential as a home office, studio or gym.

Additional benefits include a large driveway, integral garage, and side access to the rear garden.





West Farm Close, Ashted, KT21

Approximate Gross Internal Area = 223.29 sq m / 2403.47 sq ft

Garage = 15.41 sq m / 165.87 sq ft

Outbuilding = 16.30 sq m / 175.45 sq ft

Total = 255.10 sq m / 2744.79 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for V&H Homes.

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