

15B Agates Lane, Ashtead, Surrey, KT21 2NG

Asking Price £999,950









- SOUGHT AFTER 'LANES' LOCATION
- CLOSE TO DESIRABLE SCHOOLS
- CONSERVATORY, UTILITY & WC
- DOUBLE GARAGE & DRIVEWAY
- APPROX 0.8 MILES TO ASHTEAD STATION
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS, TWO BATHROOMS
- NEAT GARDEN WITH TWO SHEDS
- APPROX 0.5 MILES TO VILLAGE SHOPS

Description

This well-proportioned family home is approached via a driveway with access to the double garage, and gated side access to the garden. Steps lead up to the sheltered front door and into the hallway, with guest toilet just off. Here, there is a study to the front aspect, dining room to the rear with views over the garden and interconnecting doors to the dual aspect living room which features a focal fireplace and patio doors to the conservatory. The kitchen has a range of wall and base units with a double oven, electric hob with extractor over, built-in dishwasher and space for a fridge freezer and breakfast table. A utility room, with handy door to the garden complements this space.

Off the first-floor landing are four bedrooms, each with built-in wardrobes and one benefitting from an en-suite bathroom. The other bedrooms are served by a family bathroom, with both a bath and freestanding shower.

Outside, and mainly laid to lawn, is a well-proportioned enclosed family garden with mature planting, sculpted vegetable/flower beds, a patio, summer house and handy shed.

Situation

Located in the popular 'Lanes' area of Ashtead and situated conveniently for the village which has a great choice of independent retailers including butcher's, greengrocers and bakers.

Public transport is easily accessed with bus routes and main line station which provides services to Waterloo, London Bridge and Victoria within walking distance. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow and Gatwick Airports and the major national motorway network.

There are many well considered schools to hand in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freemen's School in nearby Ashtead Park and St John's School in Leatherhead.

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.

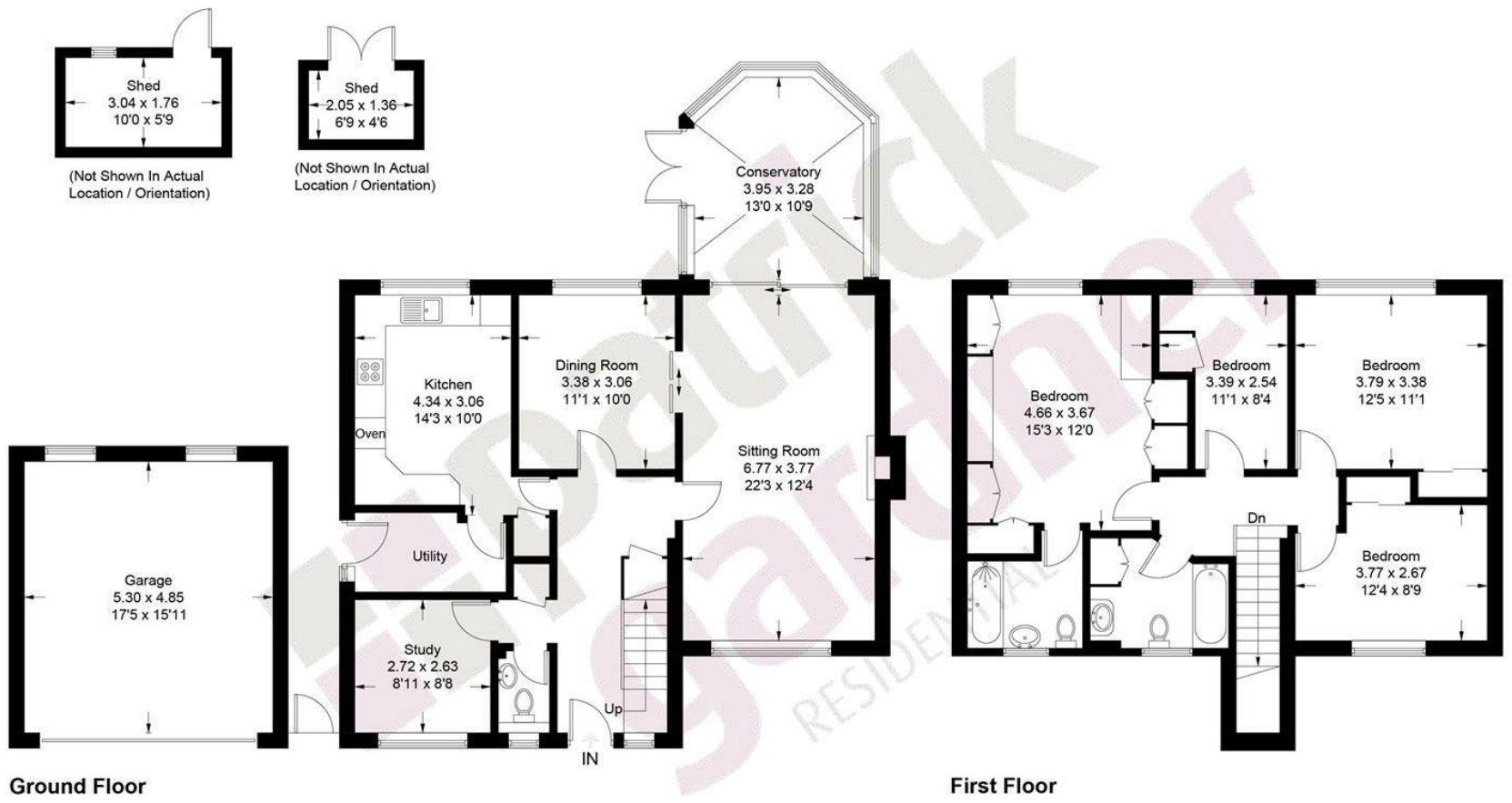
Tenure	Freehold
EPC	C
Council Tax Band	G







Approximate Gross Internal Area = 163.9 sq m / 1764 sq ft
Garage / Sheds = 33.8 sq m / 364 sq ft
Total = 197.7 sq m / 2128 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. (ID1293090)

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