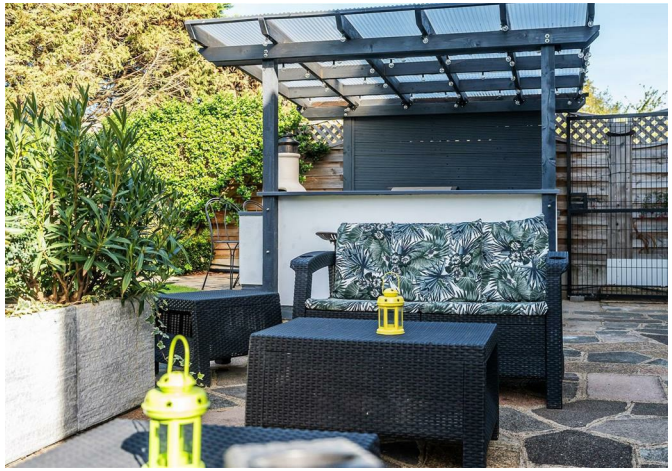


18 Forest Way, Ashtead, Surrey, KT21 1JL

Price Guide £865,000









- BEAUTIFULLY PRESENTED DETACHED HOME
- FLEXIBLE FOURTH BEDROOM/GUEST SUITE
- OPTIONAL SECOND RECEPTION WITH EXTERNAL ACCESS
- IMPRESSIVE OUTDOOR KITCHEN, BAR & SUMMER HOUSE
- GENEROUS BLOCK PAVED DRIVEWAY FOR SEVERAL VEHICLES
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS INCLUDING EN-SUITE FACILITIES
- CONTEMPORARY KITCHEN & INTEGRATED APPLIANCES
- COVERED & GATED SECURE SIDE ACCESS ON BOTH SIDES
- CONVENIENT FOR VILLAGE, SCHOOLS & RAILWAY STATION

Description

The welcoming ground floor features a generously proportioned main reception room, providing an attractive setting for relaxing and entertaining. A second reception room offers exceptional flexibility, benefitting from its own external entrance door and access to a shower room. This versatile space could serve as a fourth bedroom, guest suite, home office or accommodation for a relative, offering additional privacy and independence from the main living areas. The stylish fitted kitchen combines attractive design with everyday practicality and features an excellent range of integrated appliances including an induction hob, double oven and steam oven. A utility cupboard, accessed from the hallway completes the ground floor accommodation.
Upstairs are three double bedrooms, including the principal bedroom with en-suite facilities, together with a well appointed family bathroom. With three bathrooms in total, this home is particularly well suited to modern family living and visiting guests.

The rear garden is a particular highlight, thoughtfully designed to provide a wonderful extension of the home's living space. An impressive outdoor kitchen, dedicated garden bar and summer house create a superb setting for alfresco dining, entertaining friends and family or simply enjoying the garden throughout the warmer months. Additional garden storage provides useful space for equipment and hobbies. The property benefits from practical covered side access along both sides of the house with gated entrances incorporating security push-button access systems. To the front, a generous block-paved driveway offers off-street parking for several vehicles.

Situation

Situated conveniently within reach of Ashtead's local shops, schools, local amenities and railway station, the latter providing 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, The Greville Primary School & Barnett Wood Lane Infant School.

Acres of un spoilt 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.

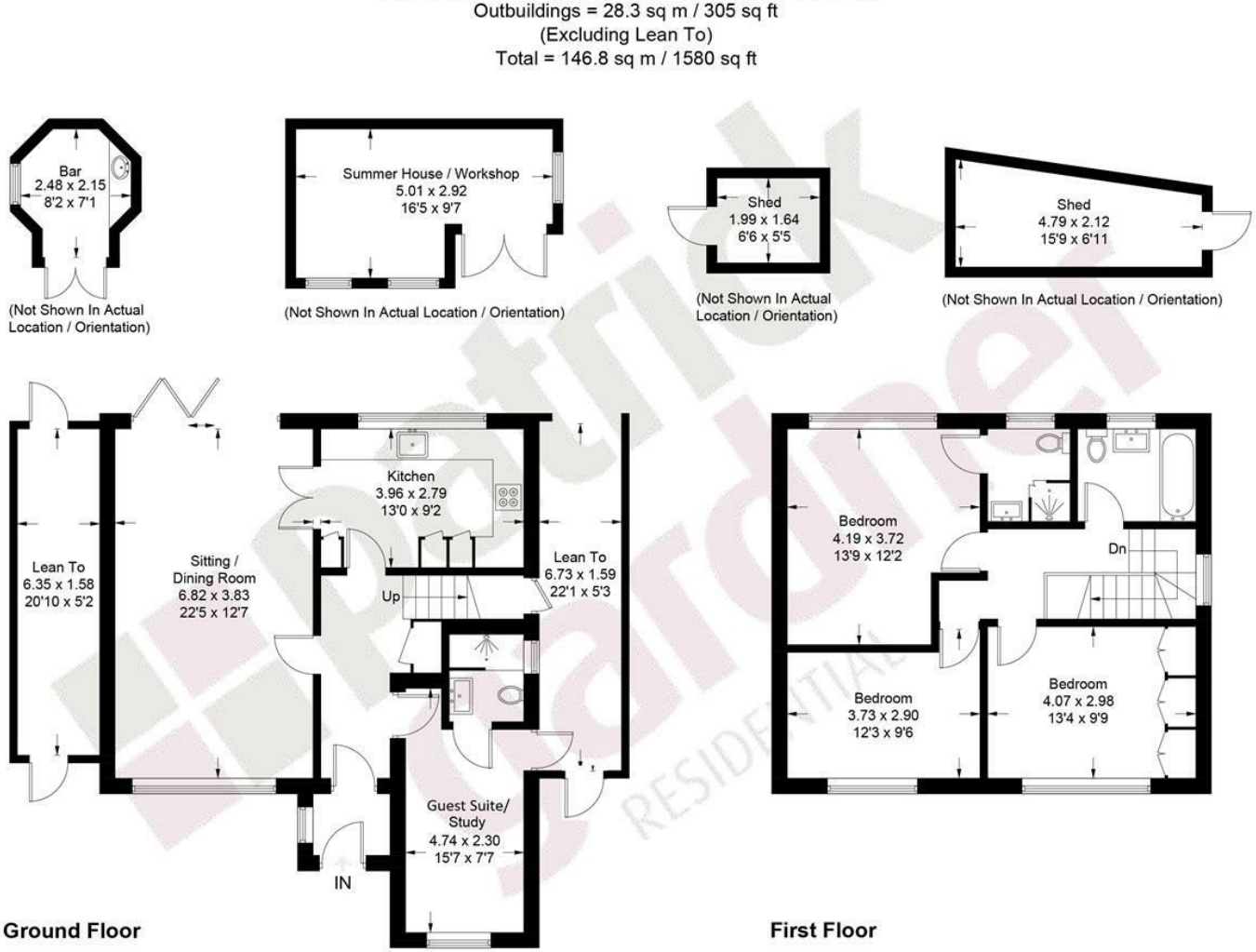
Tenure	Freehold
EPC	D
Council Tax Band	F







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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