



83 West Farm Avenue, Ashted, Surrey, KT21 2JZ

Price Guide £850,000



- STRIKING DETACHED FAMILY HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS TOILET
- TWO FURTHER BEDROOMS
- GARAGE & DRIVEWAY
- WALK TO DESIRABLE SCHOOLS
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- LANDSCAPED GARDENS
- OUT HOUSES, IDEAL FOR HOME WORKING

Description

The thoughtfully landscaped front garden draws you to a stylish pathway a pretty front door. Inside the bright hallway features an understairs toilet and leads to each reception space. A light and airy dual aspect sitting room provides a relaxed seating area in front of a feature inset gas fire with patio door access to the garden. The dual aspect kitchen breakfast room has a range of wall and base units with a built in cooker and gas hob over with space for a range of further freestanding appliances. There is room for a breakfast table overlooking the garden via patio doors. A dining/second reception room completes the ground floor accommodation.

Off a bright first floor landing is loft access, storage and airing cupboards along with access to three bedrooms. The principal bedroom features built in wardrobes and en-suite facilities. A family bathroom and separate toilet complete this floor.

Outside is a clad shed, a single garage with both front and side access and a room which was once used as a stable but is now glazed providing an ideal opportunity for a home office, games room or snug to be created. The much loved garden has a neat lawn, well stocked flower beds and a small water feature, with side access to the pretty softly landscaped front garden, complete with driveway and garage access.

Situation

The property is situated in a pleasant and established tree lined Avenue in the 'Lanes' area of Ashted ideally located within walking distance of excellent local schools including St. Andrew's secondary, St.Peter's Primary, West Ashted and Downsend.

Shopping facilities close to hand include first class independent retailers on The Street including an enviable M & S Foodhall with a more comprehensive range of shopping facilities nearby in the towns of Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

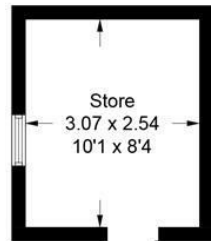
Tenure	Freehold
EPC	E
Council Tax Band	F



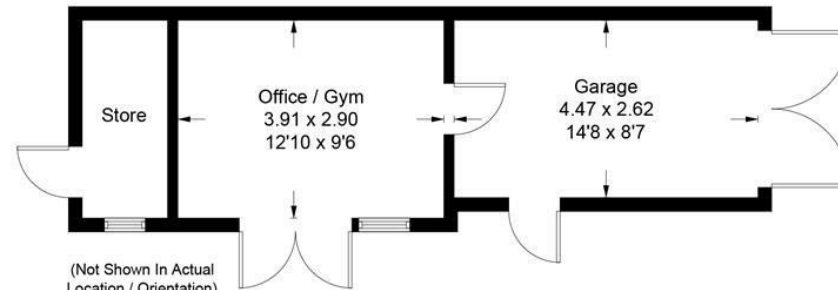
Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft
 Outbuildings = 35.1 sq m / 378 sq ft
 Total = 147.0 sq m / 1582 sq ft



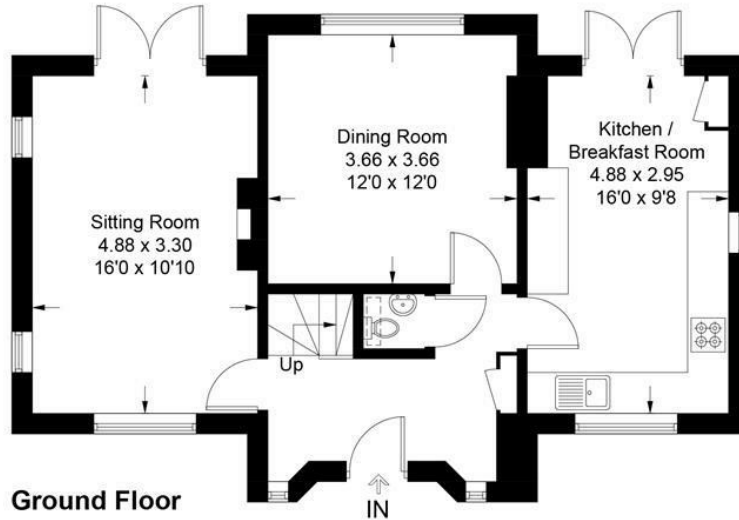
= Reduced headroom below 1.5m / 5'0"



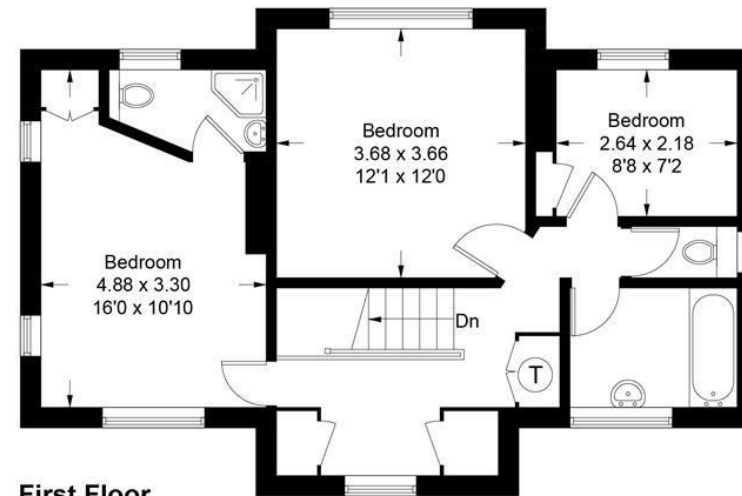
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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. (ID1137241)

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