



38 Leatherhead Road, Ashted, Surrey, KT21 2SY

Price Guide £800,000



- DETACHED CHALET BUNGALOW
- 2 RECEPTION ROOMS + CONSERVATORY
- EN-SUITE, BATHROOM & GUEST W.C
- FRONT GARDEN WITH AMPLE PARKING
- NO ON-GOING CHAIN
- FITTED KITCHEN & SEPARATE UTILITY
- 4 DOUBLE BEDROOMS
- SOUTH EASTERLY GARDEN
- CLOSE TO STATIONS & BUS ROUTES
- IDEAL FOR SCHOOLS

Description

Set in the centre of this large plot, an enclosed porch leads in to the hallway of this flexible family home. To the rear are a spacious living room with a central fireplace with a door to a conservatory, and an imposing dining room with feature beams, ideal for entertaining. Each of these rooms enjoy views of the sizeable garden. The kitchen is situated at the front of this home and features an array of wall and base units, a range cooker and space for a variety of white goods to suit. A separate utility/boot room supports this space.

On this floor are three double bedrooms, one with built in storage and another with an en-suite, boasting both a bath and shower. A further bathroom and two toilets serve the accommodation. On the first floor a further large bedroom with both Velux and dormer windows and eves storage, This area provides scope to split into 2 bedrooms, subject to normal consents.

Outside the delightful rear garden measures over 100ft long, with a generous patio and sizable lawn, separated by a wall and feature paved steps. This sunny south easterly facing garden has a number of small mature trees, many fruit, a selection of shrubs and hedging to the boundary for interest. This larger than average garden is enclosed by panel fencing, features a greenhouse and side access. The front garden extends to just under 90ft and so provides ample parking for several cars, with access to an integral single garage.

Situation

The property is situated in a convenient location for highly regarded schools both state and private, which include West Ashted, Downsend, St. Andrew's Secondary and The City of London Freeman's School.

Shopping facilities close to hand include a selection of independent retailers on The Street in Ashted as well as the popular M&S Food Hall with more comprehensive shopping facilities in the nearby towns of Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include the mainline station at Ashted, with services to London Bridge, Waterloo and Victoria. The property is also located near to a bus stop serving local towns and reaching as far as Crawley. Lastly junction 9 of the M25 is within easy reach and provides easy access to Heathrow and Gatwick International Airports.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote, to name but a few.

Tenure
EPC
Council Tax Band

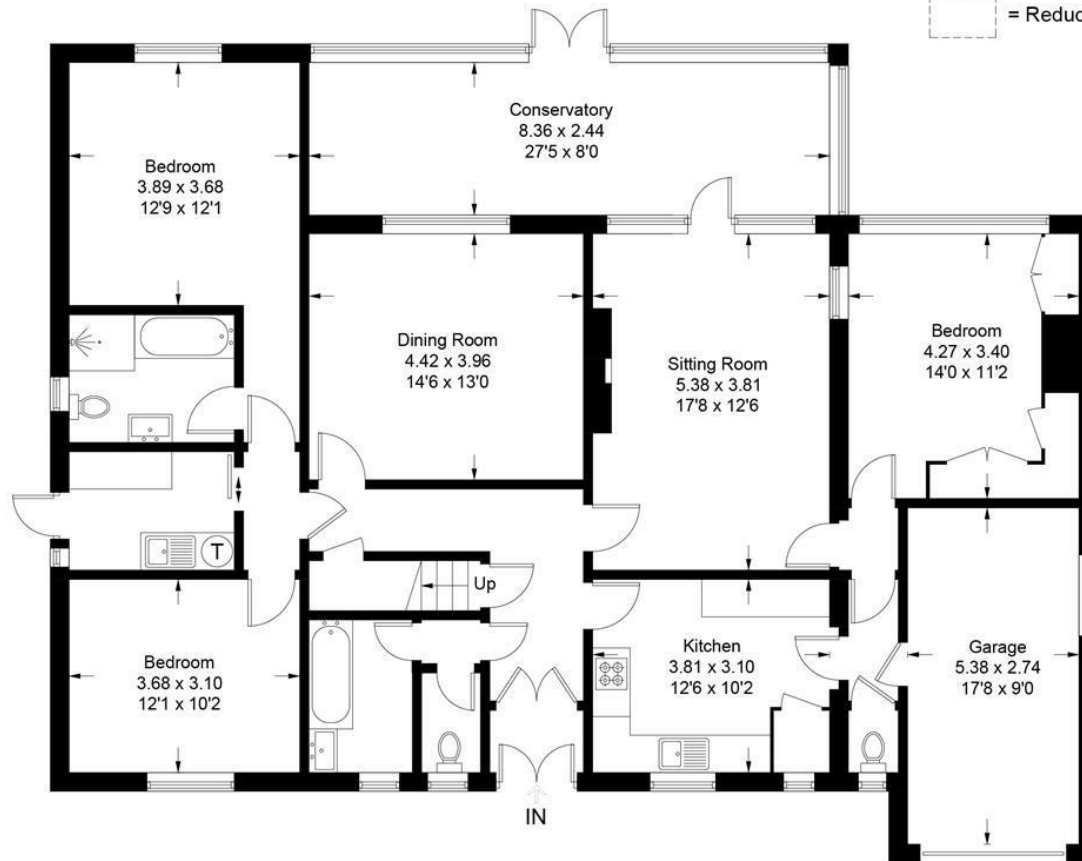
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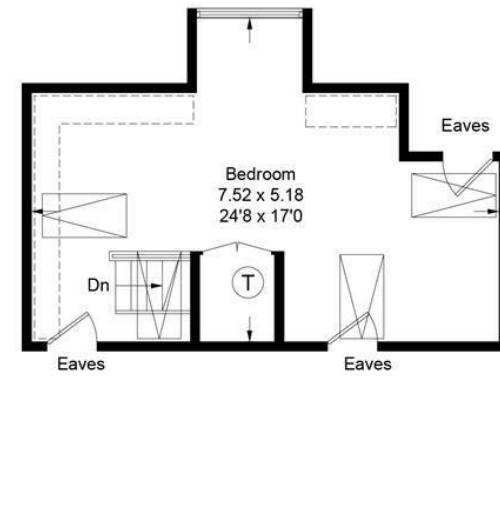
Approximate Gross Internal Area = 207.6 sq m / 2235 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1203785)
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