

45a Harriotts Lane, Ashtead, Surrey, KT21 2QG

Price Guide £835,000









- LUXURIOUSLY APPOINTED BUNGALOW
- BLOCK PAVED DRIVEWAY & EV CHARGER
- PRINCIPAL BEDROOM WITH EN-SUITE
- GOOD SIZED LANDSCAPED GARDEN
- AMTICO FLOORING, CAT. 6 CABLING , PORCELANOSA TILES, AEG & NEFF APPLIANCES
- UNDERFLOOR HEATING THOUGHOUT
- OPEN PLAN LIVING ACCOMMODATION
- TWO FURTHER BEDROOMS
- AIR SOURCE HEAT PUMP
- 10 YEAR WARRANTY, BUILT BY HIGHLY REGARDED LOCAL DEVELOPERS

Description

BRAND NEW 3 bedroom, 2 bathroom detached bungalow, now nearing completion. The property is neatly tucked away at the end of a driveway leading to just 2 striking properties, constructed by the highly regarded, local ,E A developments. This luxuriously appointed home extends to 1187sq.ft.

The front door opens to a bright and spacious hallway which features a handy coats cupboard. Ahead, double doors open into the light and spacious living accommodation. The luxury Charnay kitchen is open to the dining area, which provides ample room for an array of dining table sizes to suit, this flexible area flows in to a good size living area with double aspect views over the garden via windows and bi-folding doors, leading to the patio. The kitchen features an array of stylish wall and base units with AEG & NEFF built in appliances including a; full size fridge, built under freezer, dishwasher, washer/dryer, double ovens, induction hob with extractor over, microwave and a good size island/breakfast bar, complete with sophisticated quartz worktops.

All three bedrooms are accessed from the main hallway, two boast bay windows flooding each with a generous amount of natural light, the third has loft access and would also make an ideal study. The principal of these bedrooms enjoys built in wardrobe storage and a beautifully appointed en-suite shower room. A stylish family bathroom completes the accommodation, featuring an over bath shower, a linen/plant cupboard alongside both niche and vanity sink storage.

Outside the beautifully turfed and fenced garden offers much seclusion and is complemented by a generous patio with coordinated side access pathway, leading to the front garden, providing ample block paved driveway parking.

Situation

Located in the popular 'Lanes' area of Ashtead and situated conveniently for excellent local amenities. The village offers an impressive choice of everyday shopping facilities and services, including a Marks and Spencer Food Hall and many independent retailers. There are many sports and social clubs, a doctors surgery and library, to name but a few. All complemented by acres of surrounding open countryside, including the much loved Ashtead Common, ideal for dog walking and country pursuits.

Ashtead mainline station offers direct services to London, Waterloo and Victoria, whilst Junction 9 of the M25 gives access to both Heathrow and Gatwick International airports alongside the wider motorway network. Bus routes seamlessly link the village both nearby towns of Leatherhead and Epsom with connecting services to the wider area.

There are many well considered schools to hand in both the private and state sector including St. Andrew's secondary, St.Peters, Downsend and St.John's Leatherhead.

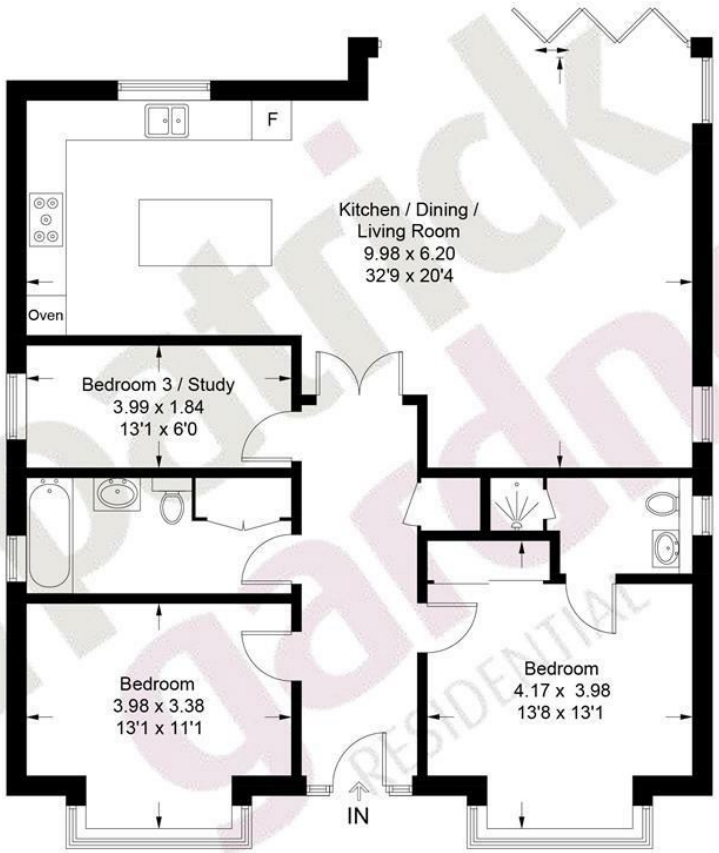
Tenure	Freehold
EPC	B
Council Tax Band	TBC







Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft



Ground 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. (ID1310213)

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