



Casita Park Lane, Ashted, Surrey, KT21 1DW

Price Guide £780,000



- DET BUNGALOW IN IMMACULATE ORDER
- SOUGHT AFTER SOUTH SIDE LOCATION
- SECOND BEDROOM & FAMILY BATHROOM
- OPEN PLAN LIVING/DINING ROOM
- SOUTH WESTERLY ASPECT
- WALK TO HIGH STREET SHOPS
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN KITCHEN
- DELIGHTFUL REAR GARDEN
- PARKING TO REAR

Description

Rarely available detached bungalow situated in a prime location just a few minutes' walk from Ashtead high street shops and amenities.

The front door opens in to a reception hall with access hatch to loft space and cupboard housing boiler. A stylish modern kitchen features a wealth of stone work-surfaces complimented by storage cupboards, integrated eye-level double oven, microwave, electric hob and white goods. The kitchen also enjoys a bright double aspect with door to side access and views over the front garden. The principal bedroom benefits from a range of fitted wardrobe cupboards and a door leads to a modern e-suite wet room complete with rainwater style shower, w.c and compact wash hand basin with storage under. A second bedroom overlooking the garden also benefits from fitted wardrobe cupboards and is served by a contemporary family bathroom with white suite. The living room has been thoughtfully extended creating two separate zones, one with a triple aspect and doors on to the patio.

Outside, the garden is mainly laid to lawn, edged with raised beds and a feature archway leading to a rear patio, garden shed, and rear access gate to the parking area. The property also benefits from double side access and a sunny south westerly aspect.

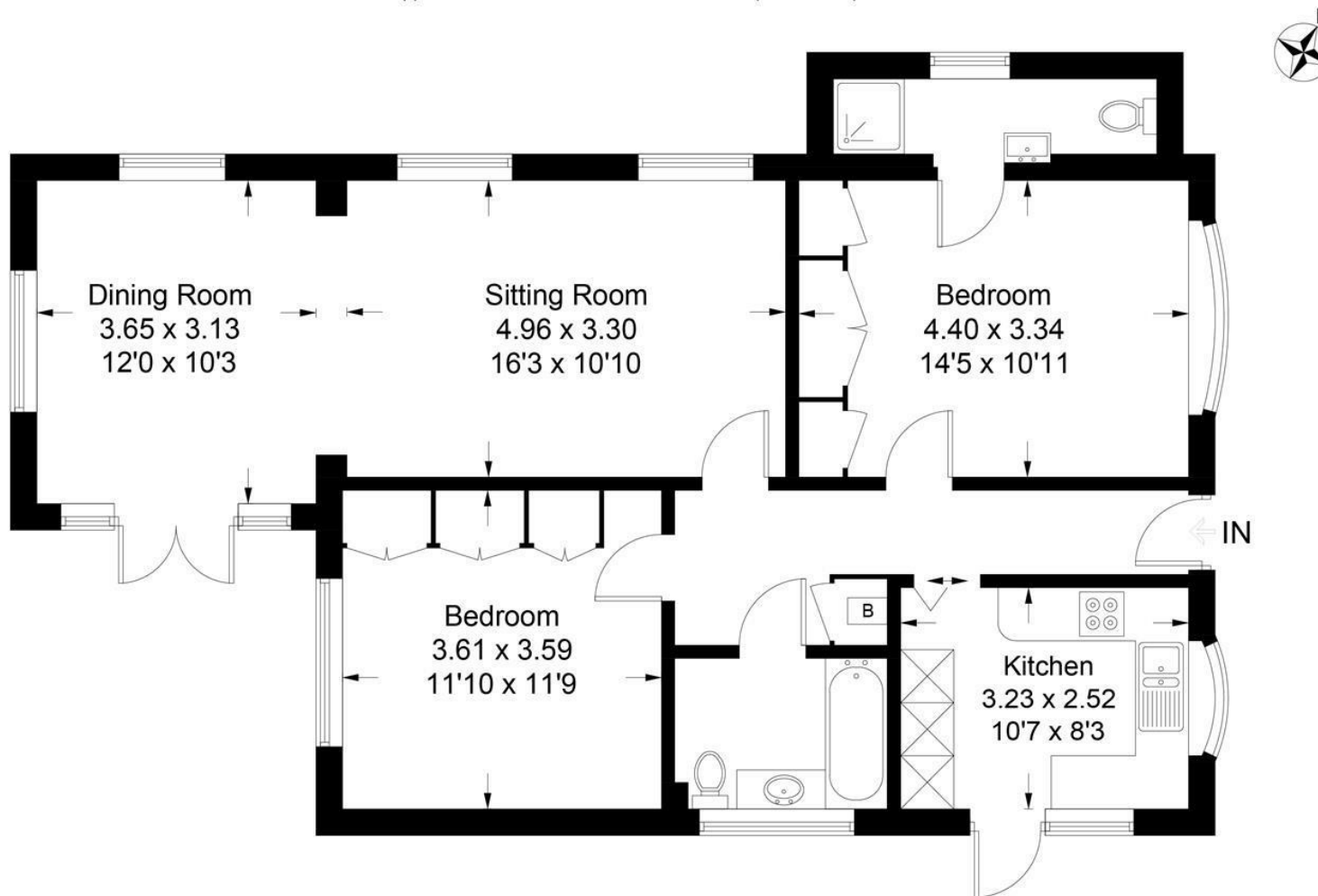
Situation

Situated on the favoured south side of the village and within walking distance thereof, the property has access to the large selection of local retailers, including Marks and Spencer Food Hall, providing an excellent choice of everyday shopping facilities and services. In addition, sports clubs, doctors surgery and Library to name but a few, are all within walking distance of the village. Both St. Giles Infant School and the renowned City of London Freeman's School are just a short walk from the property. Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports.

Tenure	Freehold
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 85.0 sq m / 915 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. (ID910372)
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