



**West Farm Avenue, Ashted, Surrey KT21 2LG**

**Guide Price £799,950 Freehold**



## West Farm Avenue, Ashted, Surrey KT21 2LG



- RARELY AVAILABLE DETACHED CHALET BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- SCOPE FOR FURTHER ENLARGEMENT (STPP)
- KITCHEN/BREAKFAST ROOM
- TWO SEPARATE RECEPTION ROOMS & CONSERVATORY
- DOWNSTAIRS BEDROOM & SHOWER ROOM
- NO ON-GOING CHAIN
- FURTHER BEDROOM & CLOAKROOM
- REAR GARDEN WITH SOUTH WESTERLY ASPECT
- TWO GARAGES & DRIVEWAY PARKING

**Tudor House, 66 The Street  
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**The Property** This delightful chalet bungalow which has been well maintained and features plenty of flexible ground floor living space, including two separate reception rooms and a conservatory overlooking the rear garden, a kitchen/breakfast room, two double bedrooms, a shower room and two cloakrooms. This property offers potential to extend further (stpp) and is offered with no on-going chain.

A welcoming front door opens onto a spacious reception hall with a handy under stairs cupboard and living space off. The thoughtfully designed kitchen boasts a wealth of wall mounted cupboards, along with plenty of work surface for preparation, a breakfast bar, space for white goods, an integrated fridge, double oven and electric hob complemented by a side door giving easy access to the carport and garage. To the rear of the property the main reception space features sliding patio doors out to the garden and a fireplace with gas inset coal effect fire. A second reception room, ideal for use as a dining room provides access to a conservatory with glorious outlook to the landscaped garden. The principal bedroom overlooks the front of the property and benefits from ample fitted wardrobes and enjoys easy use of an adjacent shower room with walk-in shower cubicle, wash hand basin and separate w.c. A staircase leads to the first floor featuring a good size bedroom with eves storage, walk-in eves storage cupboard and separate w.c. with further eves storage off.

Outside the property benefits from ample forecourt parking leading to a car port and garage with light and power. Gated side access leads to a delightful rear garden which is mainly laid to lawn with a feature sunny patio area, raised pond, and selection of mature boundary shrubs and trees for privacy. To the rear is another patio providing access to a workshop, greenhouse and an additional detached garage/storage building to one side of the garden. In all the garden extends to some 85ft with a favourable south westerly aspect.

**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 and an enviable M & S Foodhall and a more comprehensive range of shopping facilities nearby in 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.



PGA1850

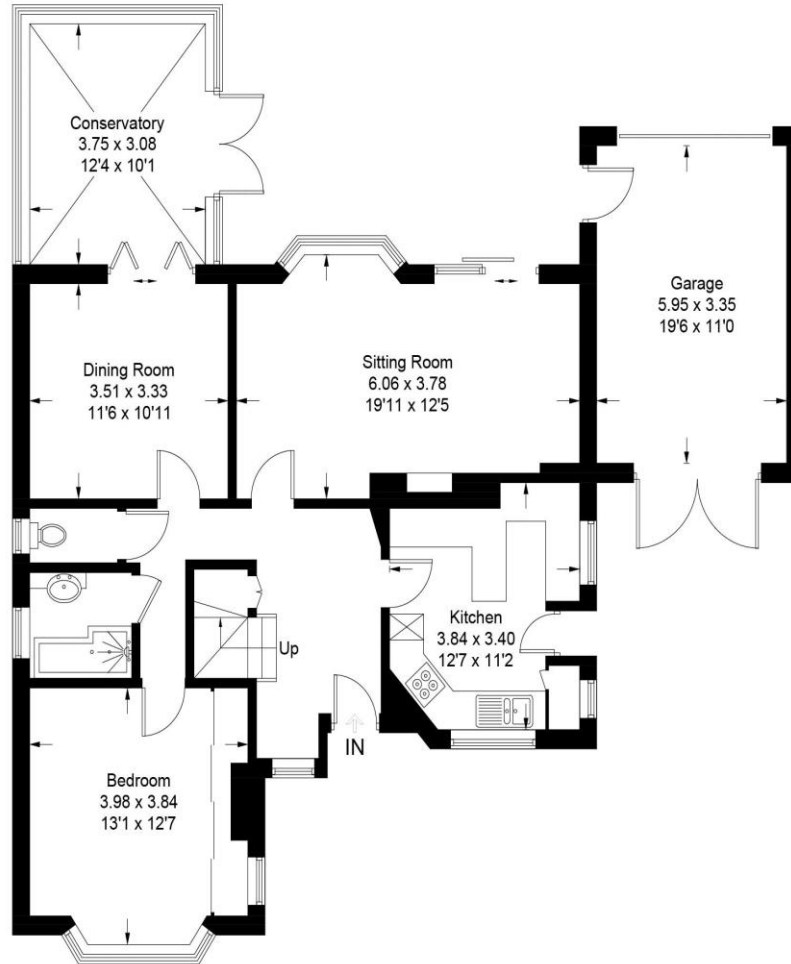




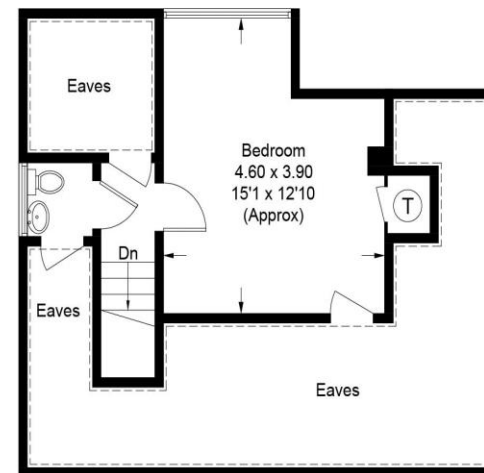


Approximate Gross Internal Area = 114.7 sq m / 1234 sq ft  
(Excluding Eaves)  
Outbuilding = 49.0 sq m / 527 sq ft  
Total = 163.7 sq m / 1761 sq ft

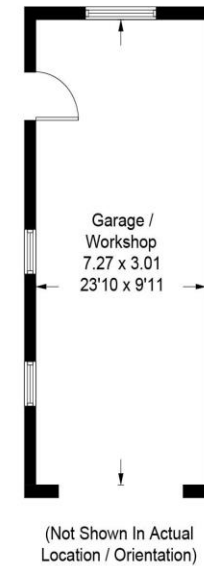
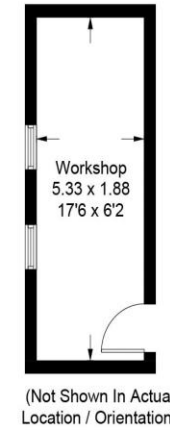
 = Reduced headroom below 1.5m / 5'0



**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. (ID856982)