

31A Woodfield Lane, Ashtead, KT21 2BQ

Guide Price £950,000









- SOUGHT AFTER CENTRAL LOCATION
- SPACIOUS KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- BOARDED LOFT WITH SCOPE
- VIEWS TO THE REAR
- ACCOMMODATION WITH SCOPE
- LIVING ROOM WITH GARDEN ACCESS
- BATHROOM WITH SEPARATE SHOWER
- CLOSE TO AMENITES
- NO CHAIN

Description

From an enclosed porch the front door opens onto a light and spacious hallway, with all rooms off. There is a guest toilet conveniently placed near to the front door. The living room, with direct garden access and fitted storage, over looks the rear aspect, making the most of the garden views. The kitchen/dining room, formally bedroom three and separate kitchen, is well proportioned and offers a wealth of fitted units with coordinated worktops over, and includes a breakfast bar. There is a built in; induction hob, extractor fan, double oven and microwave, and space for; a dishwasher, large fridge, a large freezer, and a washing machine, within the kitchen and utility areas. From here there is a handy side door to the garden.

The principal bedroom is a good size and enjoys a wall of fitted units with ample space for freestanding furniture, bedroom two is also double in size with ample room for freestanding furniture to suit. The family bathroom is generous and features built in storage, a corner bath, a white suite, plus a self contained shower to suit all.

Back off the hallway is a large loft hatch, leading to a vast boarded loft, designed to be convertible into further rooms and bathrooms if desired, subject to normal building consents.

Outside is a much loved rear garden with flower beds for interest and views over Ashtead recreation ground. A side path leads to a rear garage door and a gate to the front garden. This area is screened from the road by mature hedging, provides ample parking and access to the double garage.

Situation

Ashtead village centre has a large selection of independent retailers offering an excellent choice of everyday shopping facilities and services in the local community. In addition, doctors surgery, dentists and Library are all within walking distance of the property.

Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

Bus stops are within walking distance providing services to the local towns of Epsom and Leatherhead with connections to the wider network beyond.

The vast open countryside surrounding the village gives ample opportunity to enjoy a variety of enjoyable walks.

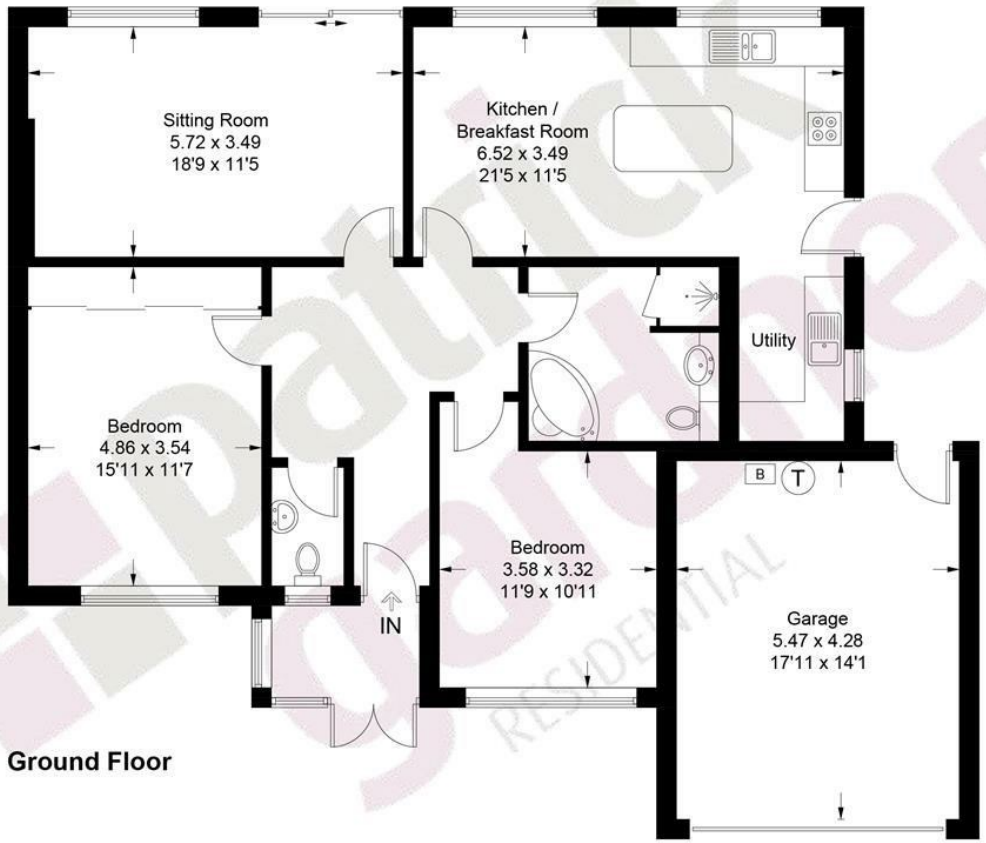
Tenure	Freehold
EPC	C
Council Tax Band	F







Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 132.5 sq m / 1426 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. (ID1294910)

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