



Broadhurst, Ashted KT21 1QF

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# Broadhurst

## Ashtead KT21 1QF

*A rare and exciting opportunity to acquire a spacious four-bedroom detached bungalow with enormous potential for extension and remodelling (STPP). Situated on a generous south-facing plot, this property boasts approximately 1,900 sq. ft of accommodation, a large loft space, and a double garage, all within close proximity to Ashtead Woods and the mainline railway station.*

Spacious detached bungalow

Four bedrooms, two bathrooms

Large south-facing plot

Huge loft potential

Expansive family room

Double garage with power

Close to station & woods

EPC Rating: D







The current layout features a spacious entrance hall, leading to three well-proportioned bedrooms, a family bathroom, a kitchen, and a bright living room. A substantial family room extension provides access to the fourth bedroom and a second bathroom, creating a versatile living space.

One of the property's standout features is the expansive loft, spanning the entire footprint of the home, offering significant potential for conversion—whether by adding dormer windows or a full first-floor extension (STPP).

Externally, the south-facing garden extends approximately 180 ft, widening to 220 ft at the rear left-hand side, and is mainly laid to lawn, providing a private and tranquil outdoor space.

The double garage is equipped with light, power, and a remote-controlled roller door, offering excellent storage and parking options.

This fantastic home must be viewed to fully appreciate its size, potential, and desirable location.



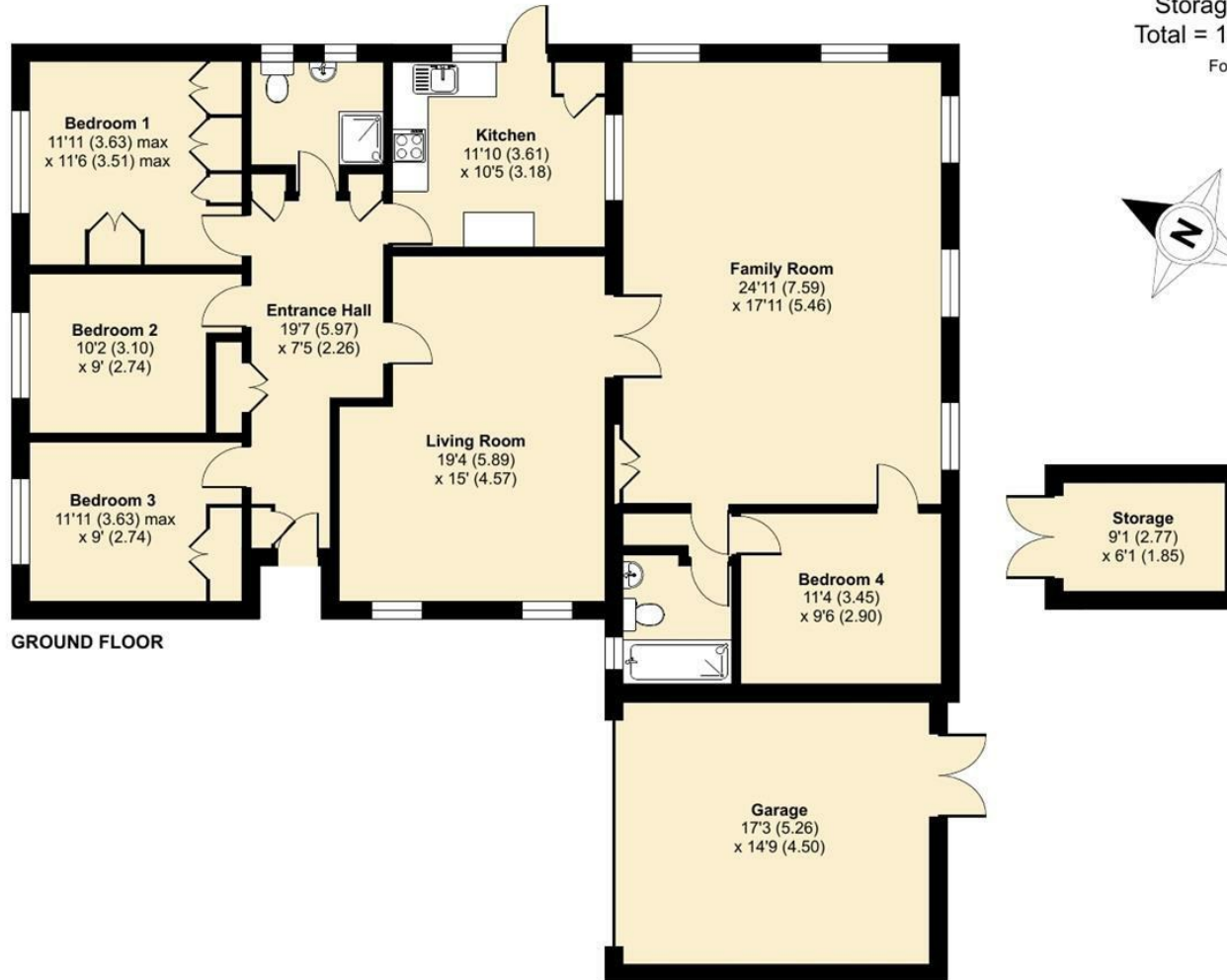
# Broadhurst, Ashted, KT21

Approximate Area = 1913 sq ft / 177.7 sq m (includes garage)

Storage = 56 sq ft / 5.2 sq m

Total = 1969 sq ft / 182.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2024. Produced for V&H Homes. REF: 1242803.



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