



West Farm Avenue, Ashted KT21 2JY

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West Farm Avenue, Ashtead

This spacious and attractive four bedroom detached home is located on a highly sought after and leafy residential road in Lower Ashtead. The house benefits from a wide plot, a mature 120 ft south facing garden and excellent potential to extend (STPP). Offered to the market with no onward chain.

Four Bedrooms

Detached

120 ft South Facing Garden

Scope To Extend (STPP)

Garage

Large Plot

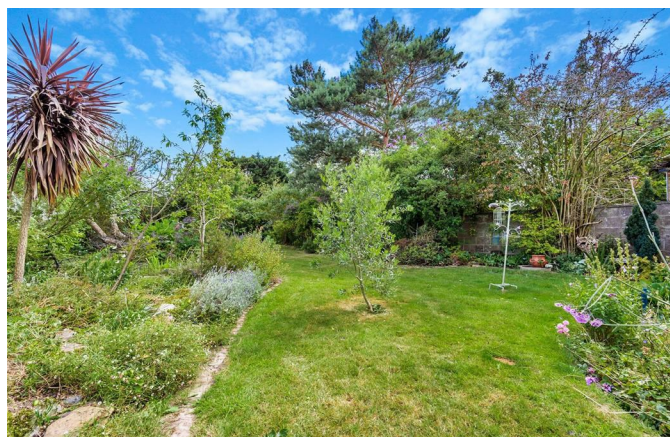
Three Reception Rooms

Lanes Area Of Ashtead

Close To Excellent Local Schools

No Onward Chain

Close to outstanding local schools, including St Andrew's, West Farm Avenue is a highly sought-after residential road in Lower Ashtead just 0.9 miles from Ashtead station which offers trains to London Victoria and Waterloo in approximately 40 minutes.





On entering the house via a useful porch, there is a dining room with French doors to the bright and spacious dual aspect living room with parquet flooring and garden access. The galley kitchen benefits from excellent storage space and a breakfast area. The ground floor of this detached home also provides two cloakrooms and an office room.

To the first floor, the landing leads to three double bedrooms, one large single bedroom and a four piece family bathroom.

Externally and to the front, this attractive house benefits from a garage and driveway parking. The large and private south facing rear garden is mainly laid to lawn and surrounded by mature hedging and trees.

This lovely home has been well cared for and offers the opportunity to extend (STPP).



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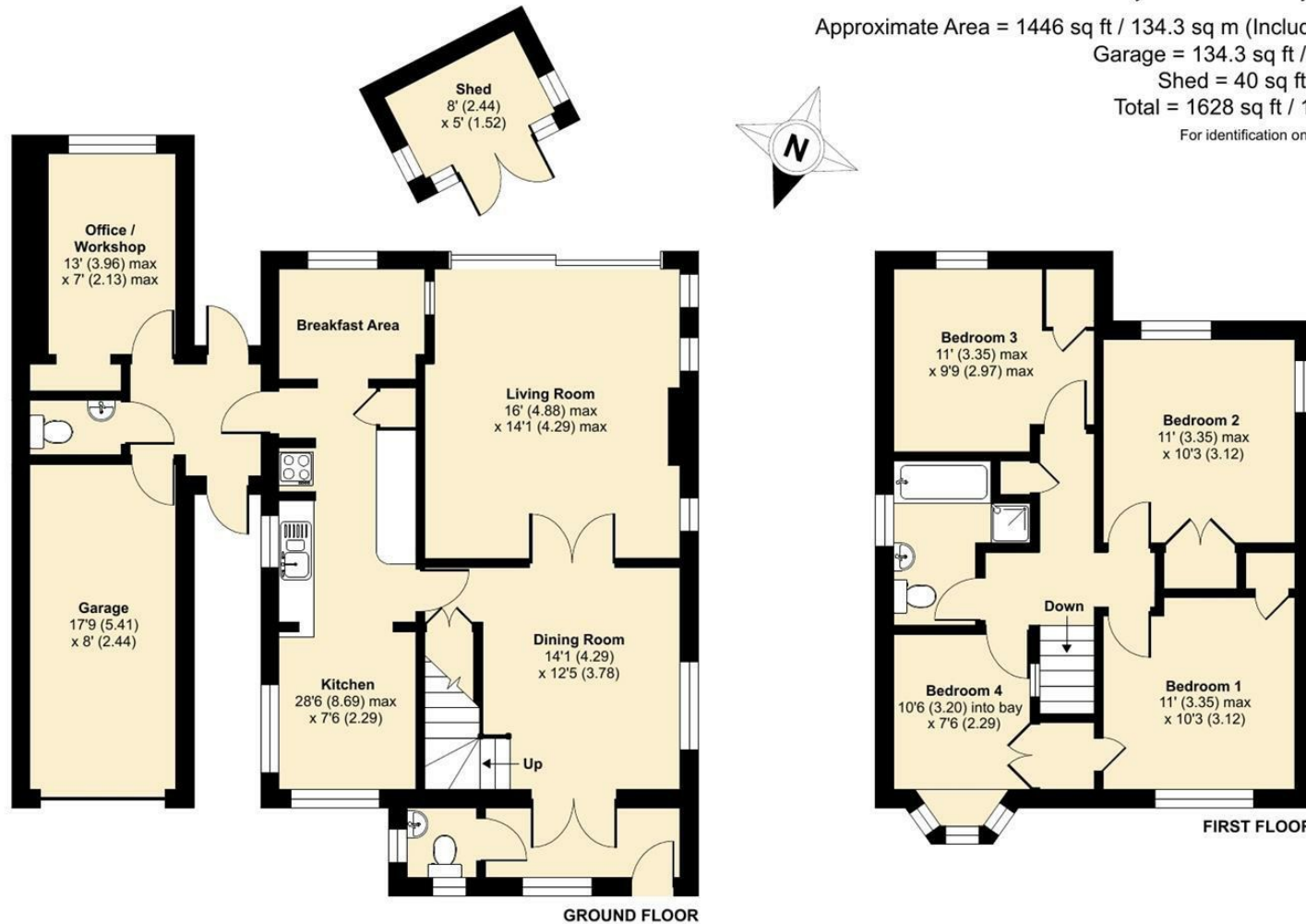
Approximate Area = 1446 sq ft / 134.3 sq m (Includes Annex)

Garage = 134.3 sq ft / 13.2 sq m

Shed = 40 sq ft / 3.7 sq m

Total = 1628 sq ft / 151.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for V&H Homes. REF: 868263



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