



West Farm Drive, Ashted KT21 2LB

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## West Farm Drive Ashted KT21 2LB

*Set in a quiet residential cul de sac within easy reach of Ashted village, the mainline railway station and the well regarded local primary and secondary schools, is this substantial four double bedroom family home. With an integral double garage, a downstairs WC and an en suite to the master.*

Four Double Bedroom Detached House

Ensuite and Family Bathrooms

Spacious Lounge with Bi-Fold Doors

Kitchen / Dining Room

Integral Double Garage

South West Facing Landscaped Gardens

Quiet Cul-de-Sac Location

EPC Rating: E







The spacious tiled entrance hall has a downstairs cloakroom, and access to the double garage. It leads onto the stunning lounge with feature working fireplace and bi-folding doors onto the south west facing garden. Double doors lead to the kitchen/dining room with the kitchen to the front aspect offering a range of base and wall units and ample work surfaces. The double oven, electric hob and dishwasher are all integrated and there is space for a fridge freezer and washing machine. The kitchen has a separate door into the hallway as well as a side access door to the rear garden; there is also ample space for dining table and chairs

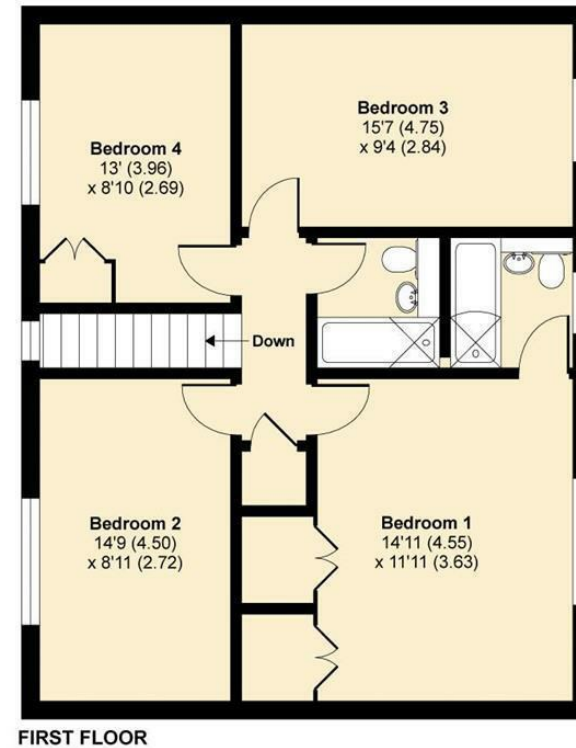
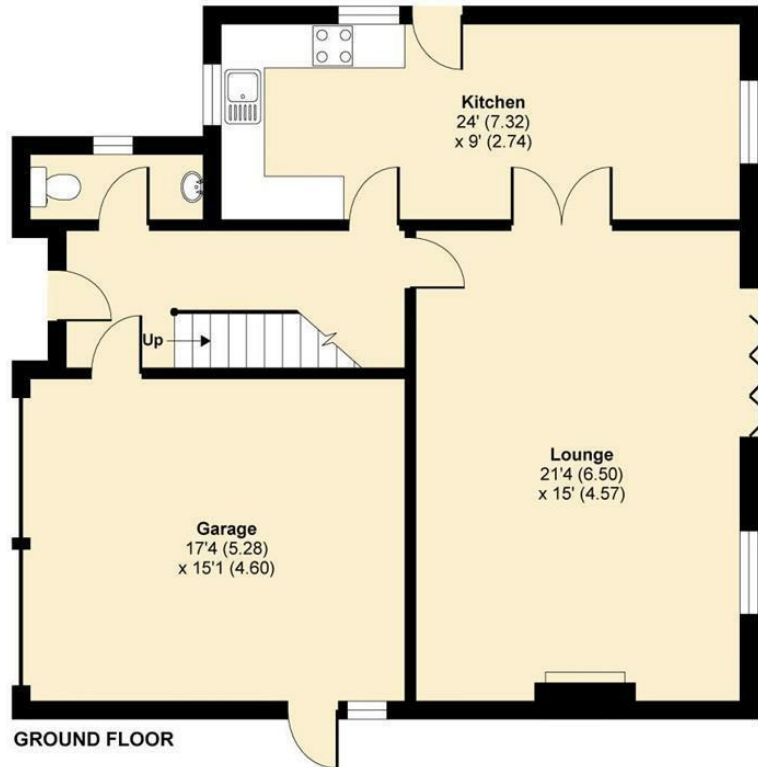
The first floor landing gives access to the four double bedrooms, the master bedroom having an en-suite bathroom and built-in wardrobes, the second bedroom is to the front aspect and also has built in wardrobes. Bedrooms three and four are both of a generous size. There is a further family bathroom, an airing cupboard and access to the loft is from the landing.

The delightful south westerly facing gardens have been professionally designed and incorporate an Indian sandstone patio, well stocked and planted borders for all year round



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APPROX. GROSS INTERNAL FLOOR AREA 1726 SQ FT 160.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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