

## Barnett Wood Lane Ashtead KT21 2LL

A rare opportunity to purchase a spacious Edwardian halls adjoining semi detached property with a delightful South facing garden, giving scope to remodel and improve to one's own family needs and situated in Ashtead Village close to outstanding schools and the mainline train station with direct links to London.

Halls Adjoining Semi Detached

Four Bedrooms

Two Reception Rooms

Large Kitchen

South Facing Garden

**Integral Garage** 

Walled Garden Plot

First Floor Balcony

Walking distance to Ashtead Station EPC









The ground floor accommodation comprises of a front aspect fitted kitchen, a rear lounge opening to a conservatory with doors out to the rear garden and a dining room that is currently configured as a downstairs bedroom with adjoining wet room. There is also a cloakroom on the ground floor.

The first floor offers four generous bedrooms plus a family bathroom.

There are numerous original features throughout the property including a front elevation balcony accessed via the landing area.

The delightful rear garden is south facing with a walled boundary to one side and is mainly laid to lawn with mature shrubs, trees and planted borders.

To the front of the property is a driveway leading to an integral garage.









## **V&H Homes**

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