

West Farm Close, Ashtead KT21 2LH



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## West Farm Close Ashtead KT21 2LH

Positioned in a quiet, sought-after residential close, this recently modernised detached bungalow occupies a generous corner plot and offers excellent potential for further extension (subject to the usual planning permissions).

**Detached Bungalow** 

Corner Plot

Potential to Extend (STPP)

Three Bedrooms

20 ft. Living Room

**Updated Bathroom and Kitchen** 

Lean-to in Excess of 50 ft.

**Driveway Parking** 

**Sought After Location** 

**EPC** Rating: D









Upon entering, a spacious and welcoming hallway provides access to all principal rooms. At the front of the property is the main bedroom—well-proportioned and filled with natural light—situated next to a stylish, recently renovated bathroom. Towards the rear, two further double bedrooms enjoy peaceful garden views, offering flexible space for family living or a home office setup.

The heart of the home is the contemporary kitchen, updated within the last few years and thoughtfully designed with ample storage, workspace, and appliance space. A door from the kitchen opens into a substantial lean-to, over 50 feet in length, providing covered access along the side of the property with doors at both the front and rear.

The impressive triple-aspect living/dining room extends over 20 feet and features French doors leading directly out to the rear garden.

Externally, the home is complemented by attractive front and rear gardens, both well-maintained and offering a sense of privacy and tranquillity. Driveway parking is available for one vehicle, with further potential to expand if desired.

This is a rare opportunity to secure a well-presented bungalow with scope to extend, in a highly regarded part of Ashtead, close to local amenities, excellent schools, and transport links.









## West Farm Close, Ashtead, KT21

Approximate Area = 864 sq ft / 80.3 sq m (Exclude lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for V&H Homes. REF: 1278318



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