



**19 Forest Way, Ashtead, KT21 1JN**  
Guide price £930,000

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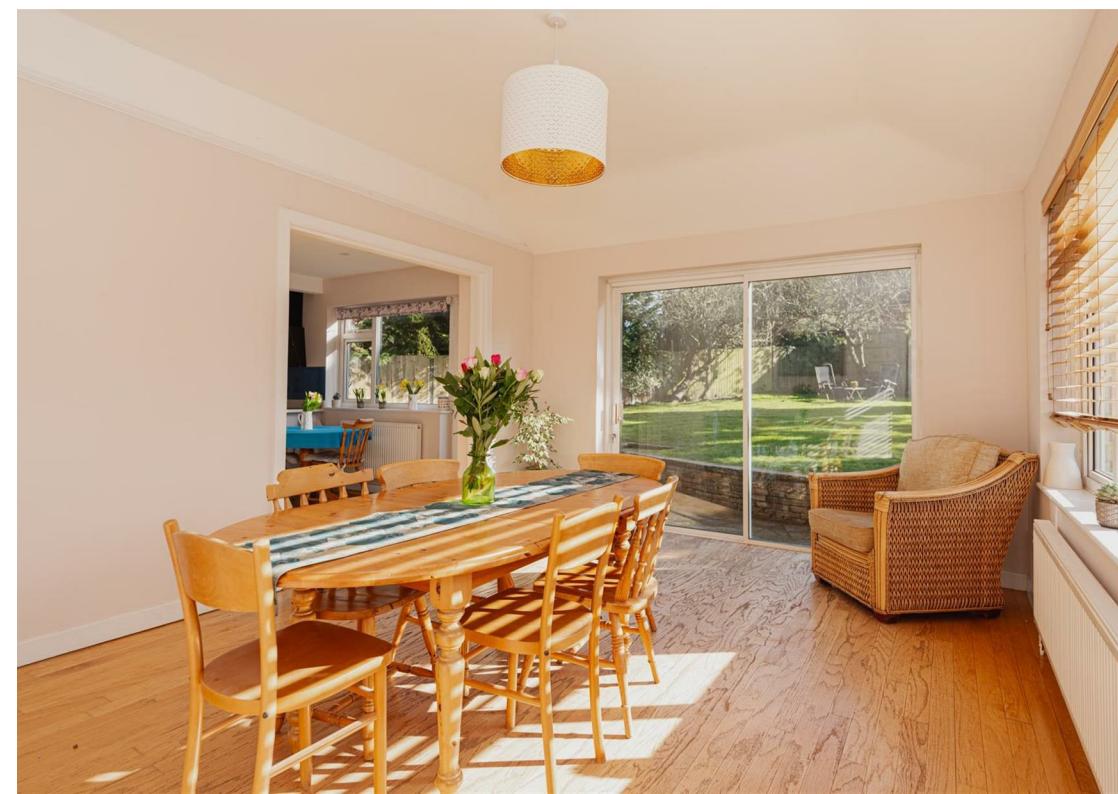
A substantially extended detached family home set on a large corner plot, located on a quiet Ashtead backwater within comfortable reach of the mainline station, the village shops, sought after public and state schools and some beautiful woodland, parks and common lands.

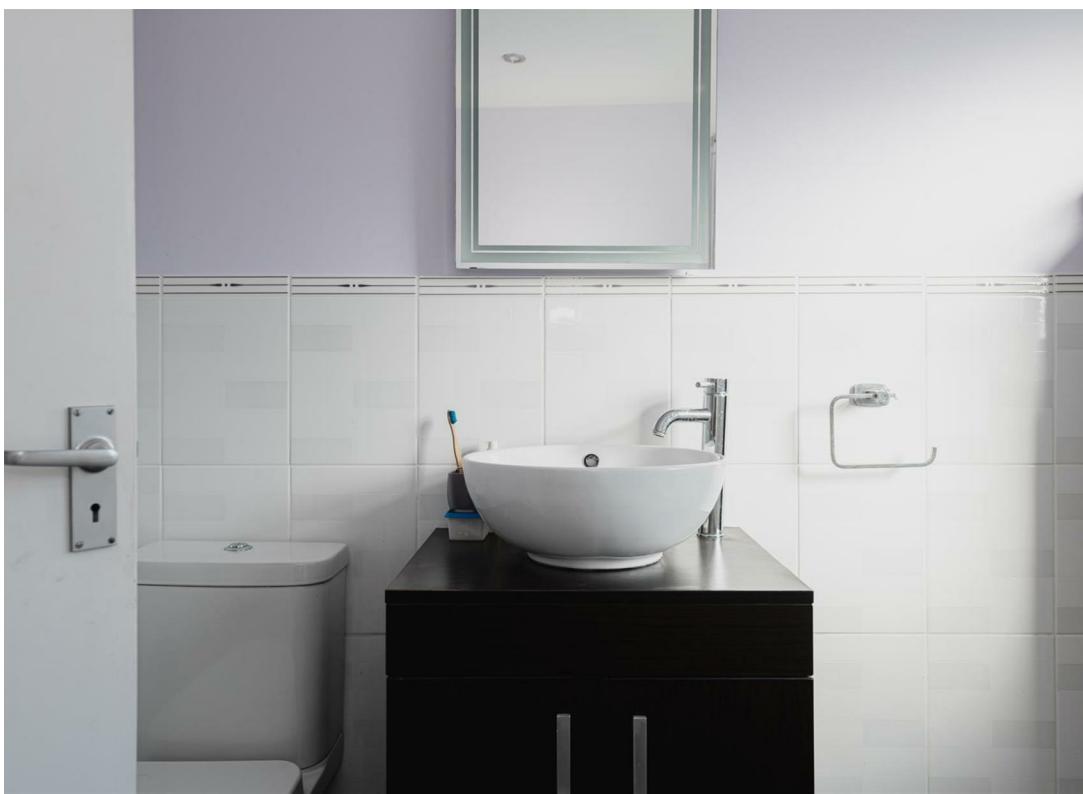
A massive, flexible ground floor layout includes a spacious entrance hallway, reception room with access to the garage, a modern fitted kitchen/breakfast room, separate utility room with side access, downstairs toilet, formal dining/morning room, home office/sitting room and a living room with feature fireplace.

Upstairs there is a split landing, where parents can enjoy a degree of seclusion with a large principle double bedroom, plenty of fitted wardrobes and a modern shower room. To the opposite side of this floor there are a further three double bedrooms, two of which have double fitted wardrobes and all serviced by a modern family bathroom. There is also access to a large loft space for plenty of additional storage.

Externally, there are well established wrap around front and rear gardens. The enclosed rear garden has a generous paved patio area, with steps to a large lawn, rear access to the garage and gated side access to the front. Here there is a further lawned area, well maintained hedging, a selection of characterful trees, a good size driveway and access to the garage.

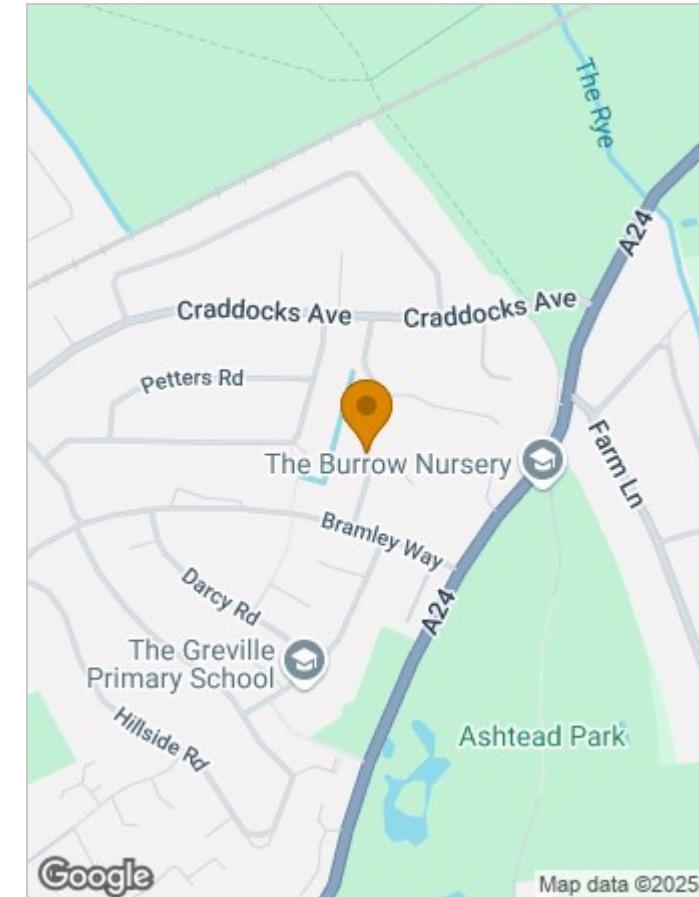
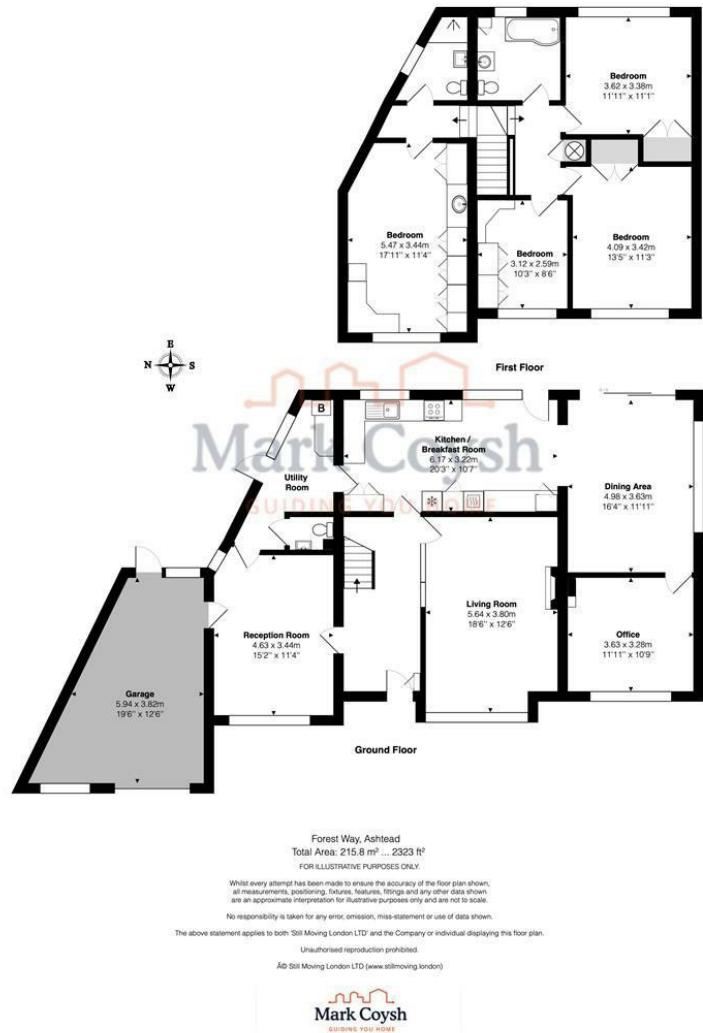
This superb home is also serviced by a great road network including the A24, A217, A3 and Junction 9 of the M25, giving easy access in and out of London,





as well as deeper into the countryside and beyond to the coast. Gatwick and Heathrow airports are also within easy reach.

If you are looking for a forever home, without having to pay for costly extensions, whilst having the opportunity to put your own stamp on the place, well look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
73	81		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01372 303703

Email: [guide@markcoys.co.uk](mailto:guide@markcoys.co.uk)