



St. Stephens Avenue, Ashtead

The **PERSONAL** Agent



# Guide Price £675,000

## Freehold

- No ongoing chain
- Three/four spacious bedrooms
- Spacious adjoining living & dining rooms
- Impressive 23ft family room
- Study/fourth bedroom
- Utility room & d/s cloakroom
- Generous family bathroom
- 61ft secluded rear garden
- Periphery of Ashted Common
- Walk to Ashted station



Located within 0.2 miles from Ashted railway station, this attractive bay fronted semi-detached home has been cleverly extended to create a practical layout that really flows with the flexible and spacious accommodation, as well as the added benefit of being offered with no ongoing chain.

The property enjoys a truly convenient position, with local shops just a short walk away, and for applicants wanting a taste of the outdoors, there is easy access to the green open spaces of Ashted Common, where you can find yourself surrounded by hundreds of acres of woodland, with bridle paths and woodland walks linking to Epsom Common.

This well designed accommodation provides the perfect layout for modern family living, with spacious reception areas that link together, making it an ideal layout for entertaining, and social occasions whilst also being practical for day to day life.

As soon as you step through the front door the amazing feel of the property is immediately evident. The wonderful entrance hall is a welcoming space with access to the living room that is centred around an open fireplace which links to a generous dining room. The impressive 23ft family room seamlessly links to the extended kitchen which truly makes this area the heart of the home. The ground floor is completed by a study/fourth bedroom which provides flexibility of use to suit the individuals needs as well as a useful utility room and the downstairs cloakroom.

On the first floor are three very well proportioned bedrooms (all of which are currently being utilised as doubles) along with a modern family bathroom. Further noteworthy points to mention include a secluded 61ft rear garden with gated side access and a brick block driveway with off street parking to the front.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with young families thanks to the excellent state and private local schools including the nearby City Of London Freemans school in Ashted Park and St. John's in Leatherhead, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London and the M25 can be accessed at nearby Leatherhead.

Ashted is surrounded by acres of green belt countryside providing ideal routes for walking, horse riding and cycling enthusiasts. There is a great choice of golf courses including the RAC Golf & County Close in Epsom and Tyrrells Wood in Leatherhead.

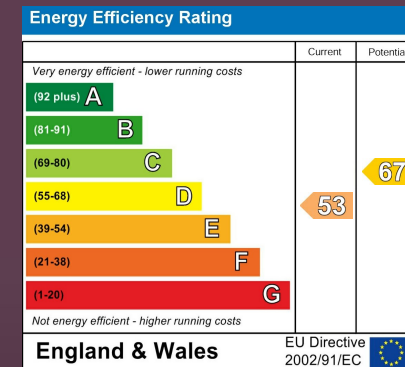
Freehold











**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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