



**Mark Coysh**

GUIDING YOU HOME



**18 West Farm Drive, Ashted, KT21 2LB**  
**Guide price £875,000**



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## NO ONWARD CHAIN

A much loved family home nestled in a quiet residential cul de sac in the most sought after village of Ashtead, with huge potential to add value by extending (stpp) and personalising to your own exacting standards.

The ample existing ground floor layout includes a really good size entrance hallway with a downstairs toilet and handy storage cupboards, a modern fitted kitchen/breakfast room with plenty of storage units, worktops and an island, the clever addition of a downstairs shower room, a living room with signature bay window, a formal dining room and a light bright garden room looking over the rear garden.

To the first floor where there are four well proportioned bedrooms, a family bathroom with natural light and a large loft space, perfect for additional storage.

To the rear there is a beautifully established rear garden with a paved patio area, good size lawn, a selection of mature trees, including an apple tree, side access to the front of the dwelling and the recently must have addition of an outbuilding, which can function as a home office, gym or hobby room.

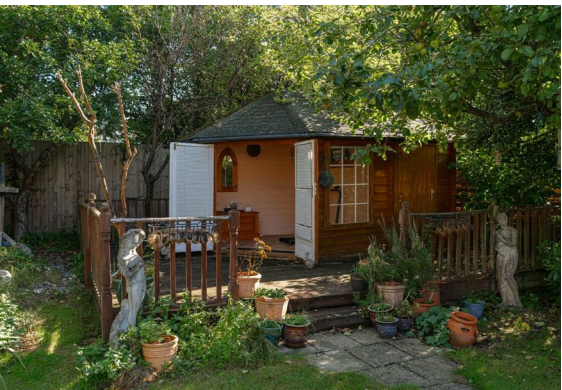
To the front there is a good size driveway and access to a tandem garage, which can also be accessed from the garden room.

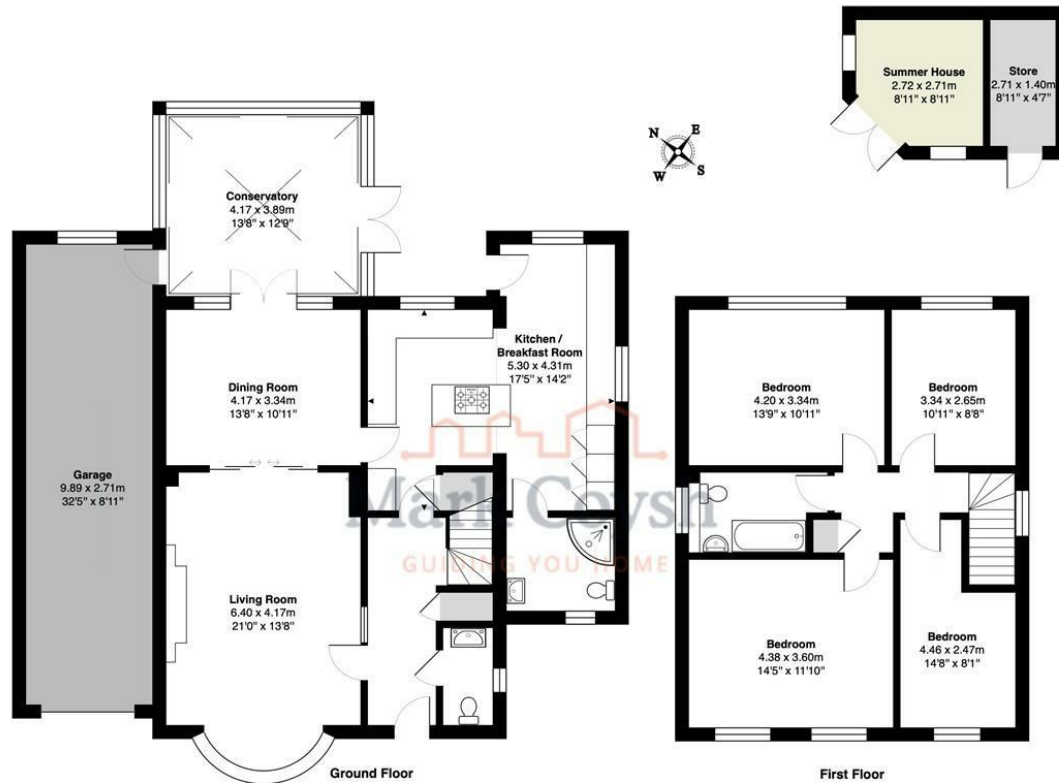
West Farm Drive holds a superb fairly central position in the village, which means it is close to several of the areas most applied for schools, including West Ashtead, St Peters, St Andrews and





Downsend to name a few. It is also a comfortable distance from the mainline station, the village shops and Junction 9 of the M25, linking to Gatwick and Heathrow Airports. The A24, A217 and A3 are also close by, giving great access back into London and the other direction towards the coast and countryside.





West Farm Drive, Ashted  
 Total Area: 195.0 m<sup>2</sup> ... 2099 ft<sup>2</sup> (excluding summer house, store)  
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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