Mark Coysh
GUIDING YOU HOME

24 Grove Road, Ashtead, KT21 1BE

Guide price £575,000

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A simply stunning turn-of-the-century, semi-detached period cottage, conveniently positioned a few minutes' walk from the abundant amenities on The Street in Ashtead Village, Surrey.

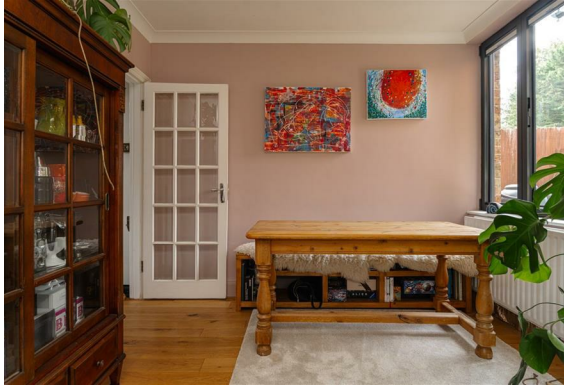
With the rare advantage of boasting approximately two off-street parking spaces, this thoughtfully refurbished and stylized home offers an effortless, turnkey move-in, with further potential for a loft conversion (STPP).

The beautifully presented layout opens into an entrance lobby, which splits right into a lovely living room featuring an angled bay window with replacement sash windows and a feature fireplace. To the rear, there is an elegant yet modern kitchen/dining room with ample work surfaces, eye- and base-level storage units, an under-stairs storage cupboard, bespoke fitted windows, and a slimline French door leading out to the fabulous, landscaped rear garden.

Upstairs holds two well-proportioned bedrooms, again benefiting from characterful replacement double-glazed sash windows. The bathroom, which has been smartly relocated from the ground floor, is a great size and is bathed in natural light.

Further noteworthy benefits include solar panels, solar battery storage and ethernet cabling to several of the rooms.

The south-west-facing rear garden has been painstakingly landscaped over time to provide a calming oasis—a rare find considering its close proximity to the village amenities. A paved patio with steps leading up reveals a vast selection of flora and fauna, nestled in and around



the slate and wood chippings. There is also space for a good-sized shed and handy side access to the front of the dwelling.

The village provides an excellent selection of independent traders, including a butcher, a bakery, several restaurants and takeaways, a greengrocer, coffee shops, and much more. The M&S Foodhall has been a most welcome addition. Junction 9 of the M25 is a short drive away, and the mainline station is within easy walking distance. The area also boasts outstanding schools.

Grove Road, Ashtead

Total Area: 75.4 m² ... 812 ft²

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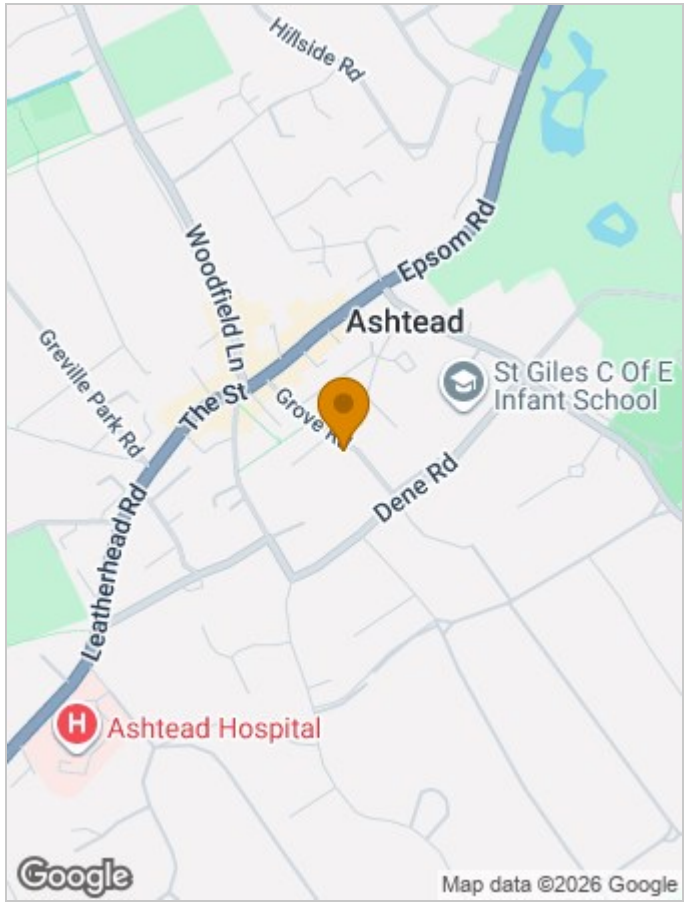

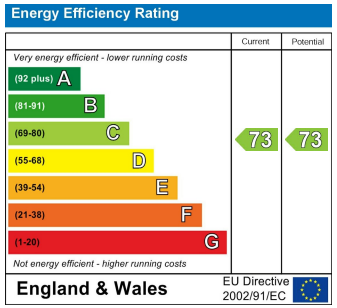

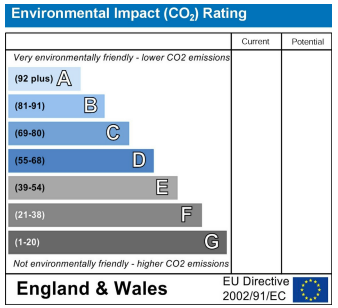

Viewing

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