



DETACHED BUNGALOW
3 DOUBLE BEDROOMS
NO ONWARD CHAIN

LEADED DOUBLE GLAZING
OWN DRIVE TO GARAGE
100' REAR GARDEN

Christies Residential is pleased to offer for sale this 3 double bedroom detached freehold bungalow situated in a sought after location. The property is in need of some updating but benefits from: no onward chain, leaded double glazing, gas central heating via radiators, 24' lounge/dining room, 11' fitted kitchen, family shower room & separate WC, front garden with permission for a drop kerb to add a drive for 3 cars, own drive to detached garage at rear & 100' (appx) rear garden.

**West Farm Close, Ashted,
Surrey, KT21 2LJ**

£790,000

Entrance Hall

Via recessed porch to the side of the property with part glazed door. Airing cupboard housing water tank.

Lounge/Dining Room

24.4" X 14.5" (7.44m X 4.42m)

(measured to widest point) Dual aspect leaded double glazed windows. Feature brick fireplace. Space for dining room table & chairs. Double glazed door to rear garden.

Fitted Kitchen

11" X 10.1" (3.35m X 3.08m)

Double glazed windows and door to side garden. Range of fitted wall & base units with inset 1 & 1/2 stainless steel sink. Built in electric oven & gas hob with extractor over. Space for fridge/freezer. Space & plumbing for washing machine. Floor mounted central heating boiler. Larder with electric circuit breakers.

Bedroom 1

14.7" X 13" (4.48m X 3.96m)

Leaded double glazed bay window.

Bedroom 2

11.1" X 11.6" (3.38m X 3.54m)

Leaded double glazed windows. Leaded single glazed porthole window. Fitted cupboard. Vanity unit with inset wash hand basin.

Bedroom 3

11.4" X 11" (3.47m X 3.35m)

Leaded double glazed window. Storage cupboard. Currently used as a study

Family Shower Room

Refitted in 2021 - Obscure double glazed window. Matching walk in double shower cubicle & vanity unit with inset wash hand basin. (large enough to re fit a bath under the shower if preferred)

Separate WC

Obscure double glazed window. Low level WC.

Front Garden

Lawned with hedgerow surrounding. Side gates to both sides leading to rear garden.

Rear Garden

Patio. Timber shed. Mainly laid to lawn with wood panel fencing.

Own Driveway To Rear

Detached Garage

Parking

NB Whilst there is ample free on road parking, the current owners have permission to add a drop kerb to add a driveway large enough for 3 cars.

EXTENSION POTENTIAL

To side & loft (STPP)

LOCAL AUTHORITY

Mole Valley District Council

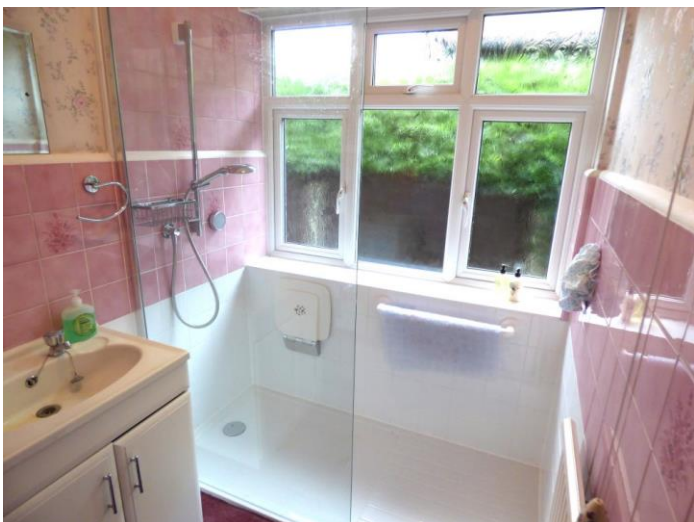
COUNCIL TAX

Tax Band F

TENURE

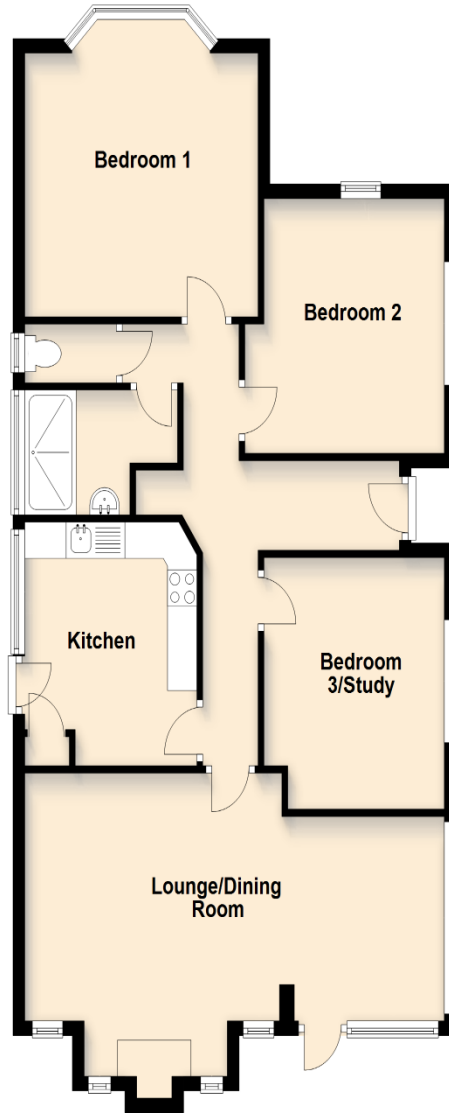
Freehold





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor
Approx. 942.4 sq. feet



Total area: approx. 942.4 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



sales@christiesmail.co.uk
lettings@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

Telephone: 01372 362555