



14 Woodfield Road, Ashted, Surrey, KT21 2DZ

Guide Price £399,950



- GENEROUS GROUND FLOOR MAISONETTE
- LOUNGE/DINING ROOM
- BATHROOM AND W.C.
- GARAGE EN BLOC
- CLOSE TO OPEN GREENBELT COUNTRYSIDE
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OWN GARDEN AND PATIO
- LOCAL SHOPS AND AMENITIES NEARBY
- 0.25MILES TO ASHTEAD MAINLINE STATION

Description

A well-presented ground floor maisonette with direct access on to own garden, situated within a popular cul-de-sac of similar style properties close to Ashted mainline station, local shops and popular common.

The front door leads to an entrance hall with storage cupboard. The kitchen comprises a range of worktop surfaces and cupboard storage along with space for freestanding appliances and a breakfast table. Furthermore, the kitchen benefits from direct access out onto a patio and garden. The sitting room provides ample space for both a dining and relaxed seating areas with pleasant views over gardens.

The two double bedrooms both benefit from fitted wardrobes and are served by a modern family bathroom complete with a desirable shower bath.

Outside the property benefits from its own patio with space for a table and chairs, and a garden which is mainly laid to lawn with feature shrubs.

Close to the property is the garage with an up and over door which forms part of a block. There is a good amount of residents and visitor parking available.



Situation

The property is located in a popular residential cul-de-sac within a quarter of a mile walking distance of Ashted's mainline commuter station with services to London Waterloo, London Bridge and Victoria. Bus routes, connecting to wider bus network are close by, providing easy access to the well regarded Towns of Epsom, Leatherhead and Kingston. The strong local road network connects to the M25 within just a few miles, adding a further draw to this area.

There are excellent local shopping facilities on Craddocks Parade (0.4m) , Barnett Wood Lane and on The Street which boasts both a Cook and M & S food hall. Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, West Ashted Primary and St Andrew's.

The area abounds in a wealth of open unspoilt countryside much of which is City of London owned and Green Belt which in turn provides open spaces for country walks, horse riding, dog walking and cycling. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

Tenure

Leasehold

EPC

C

Council Tax Band

D

Lease

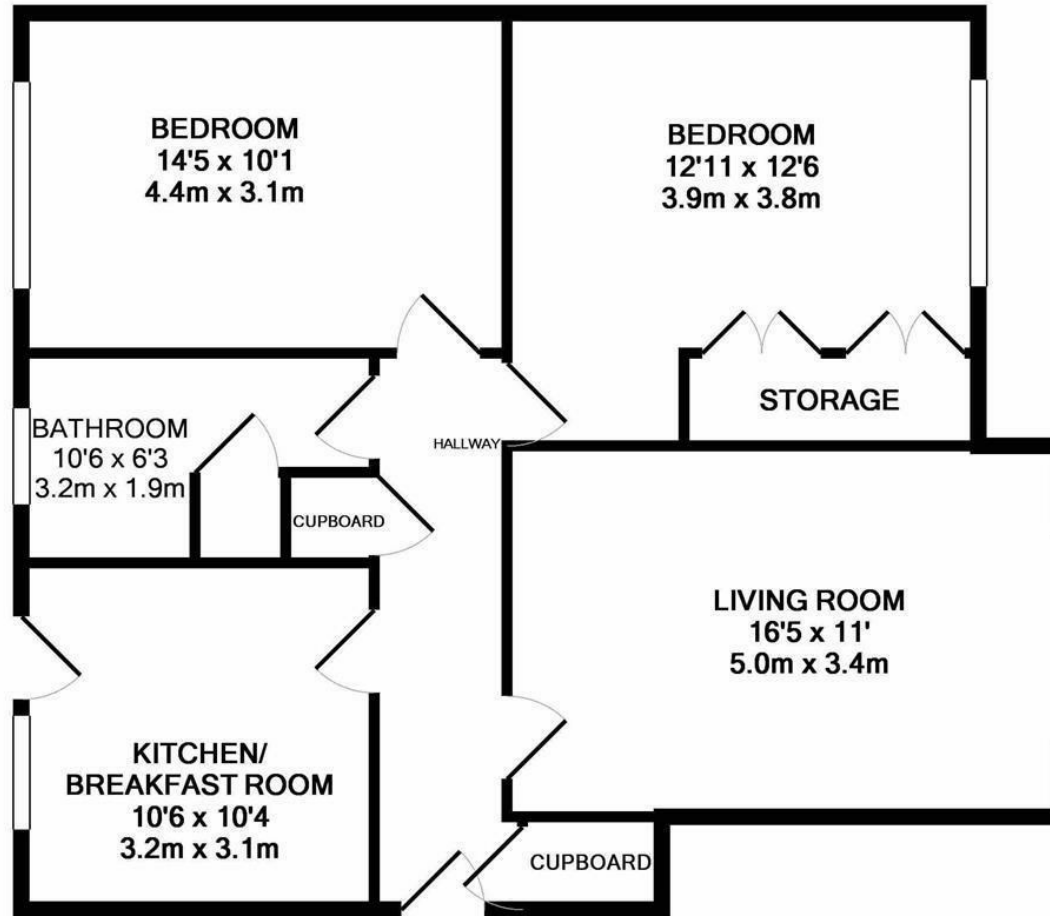
125 Years from 24/06/2000

Service Charge

N/A

Ground Rent

£100 per annum



TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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