



1 Woodfield Road, Ashted, Surrey, KT21 2DZ

Offers In Excess Of £365,000



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

Description

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

The front door leads to an entrance lobby with storage cupboard housing meters and staircase to first-floor. The modern kitchen comprises a range of worktop surfaces and cupboard storage along with space for washing machine, double oven, electric hob and integrated fridge freezer & dishwasher. The sitting room provides ample space for both a dining and relaxed seating areas with pleasant views over the garden and Ashted common beyond. There is also an enclosed alcove ideal as a study area.

The two double bedrooms are served by a family bathroom complete with a desirable shower over bath and storage cupboard.

Outside the property benefits from its own garden which is mainly laid to lawn with mature shrubs on the boundary.

The property benefits from a garage with an up and over door forming 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	£150.00 per annum
Ground Rent	£100 per annum. £200 per annum from February 2025
Buildings Insurance	£227.00 per annum paid up until 24/12/2024



Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 472538)

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