

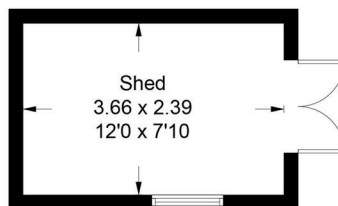
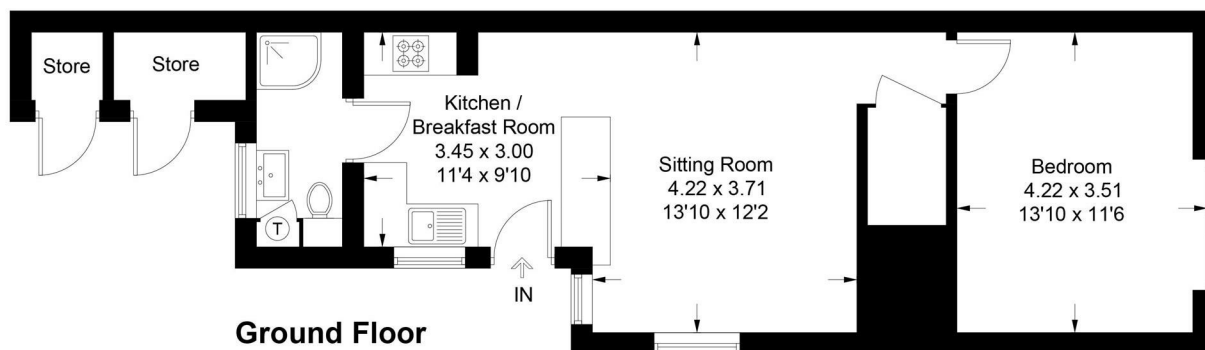


22 The Street, Ashted, Surrey, KT21 2AH

Asking Price £275,000



Approximate Gross Internal Area = 49.9 sq m / 537 sq ft  
 Shed / Store = 11.7 sq m / 126 sq ft  
 Total = 61.6 sq m / 663 sq ft



(Not Shown In Actual  
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1171391)  
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- GROUND FLOOR MAISONETTE
- SHOWER ROOM
- OPEN PLAN LIVING/DINING ROOM
- DETACHED TIMBER SHED/GARAGE
- NO ON-GOING CHAIN
- GENEROUS DOUBLE BEDROOM
- KITCHEN WITH BREAKFAST BAR
- PARKING TO REAR
- ATTACHED BRICK STORE
- CENTRAL VILLAGE LOCATION

## Description

Situated within short walk of a superb choice of independent village shops and local amenities, this ground floor maisonette offers spacious accommodation and features a detached timber store to the rear. Conveniently the property is offered with no on-going chain.

The front door opens into a fitted kitchen, with space for freestanding fridge/freezer and breakfast bar, with space under for bar stools, overlooking a spacious living area with high ceilings and large windows to the side. The double bedroom has ample space for freestanding furniture. Completing the accommodation is a shower room to the rear.

To the rear, the property benefits from a brick-built store/garage attached to the rear of the property in addition to a generous detached timber shed with space for parking.



## Situation

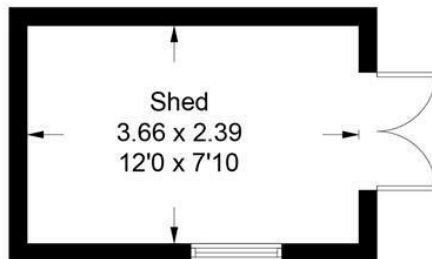
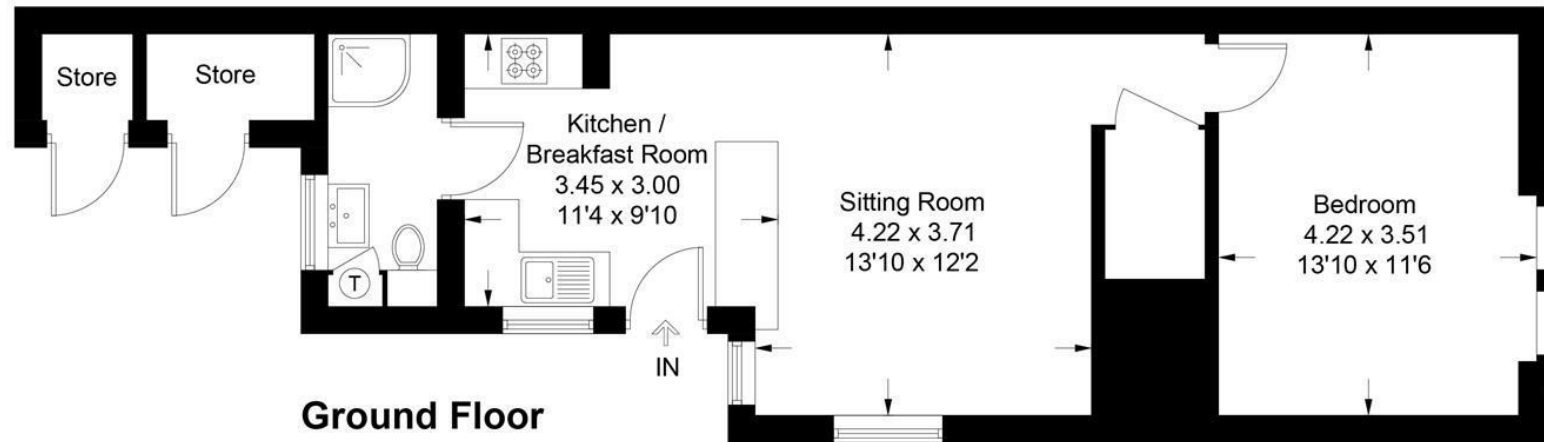
Independent shopping is close to hand including local retailers on The Street, Barnett Wood Lane and Craddocks Parade. The larger towns of Leatherhead, Epsom, Guildford and Kingston are within easy driving distance adding to shopping and entertainment opportunities.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is also close by.

The area is surrounded by Greenbelt countryside, ideal for mountain biking, rambling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

<b>Tenure</b>	Leasehold
<b>EPC</b>	D
<b>Council Tax Band</b>	B
<b>Lease</b>	133 years remaining
<b>Service Charge</b>	£0
<b>Ground Rent</b>	£0

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