



**8 Birch Court Links Road, Ashted, KT21 2EF**  
**Guide price £400,000**



**NO ONWARD CHAIN - PRIVATE GARDEN - OWN FRONT DOOR - GARAGE**

A fantastic size first floor maisonette with beautiful views overlooking Ashtead Common and within walking distance of the mainline station.

Well proportioned accommodation details two double bedrooms, a modern fitted kitchen/breakfast room, large living/dining room and a contemporary fitted bathroom with lots of natural light. A real bonus is the substantial loft space, which could possibly be converted into additional living space, subject to permission from the freeholders and the relevant planning permission.

Further noteworthy benefits include a private garden, garage en bloc, your own private entrance and no onward chain.

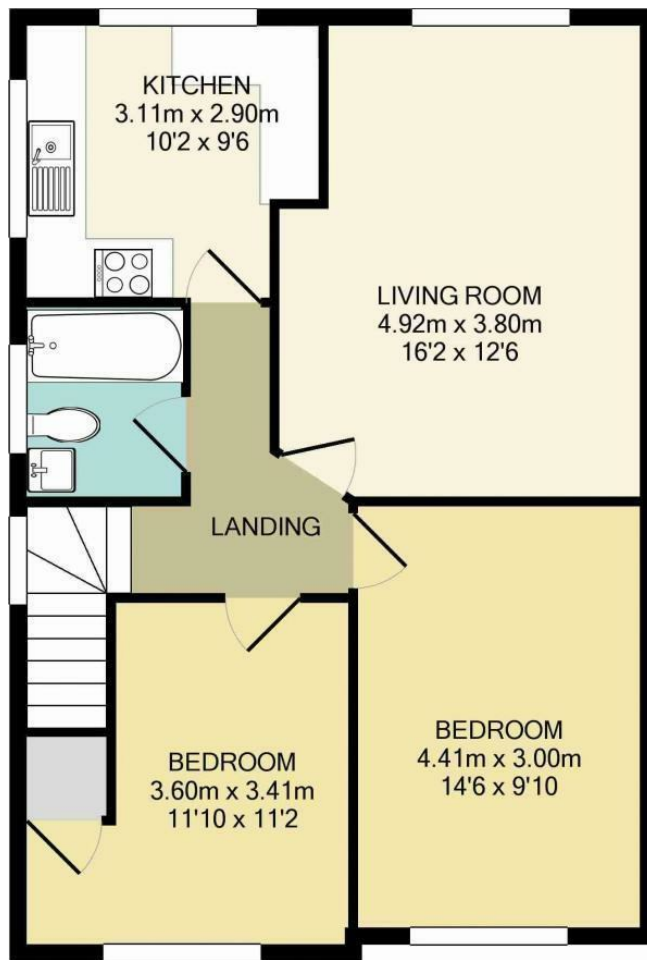
The property is located a short walk away from Craddocks Parade shops, including a Tesco Express, sublime butchers/deli, a cafe, curry house, pharmacy, barbers, fish and chip shop and a vet's. The parade of shops on Barnett Wood Lane is also located just over the railway bridge, where there is a small post office/shop, additional pharmacy, stationary shop, barbers, antiques shop, second butchers and another super cafe. There is a wider selection of amenities to be found a short drive away in Ashtead Village. On the way, you will also discover the recreational ground, two doctors surgery's, the cricket and bowls clubs, the library and so much more.

Please note, the pictures taken are of the maisonette before the current tenancy. Some redecoration will be required to





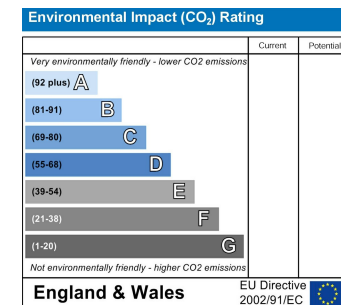
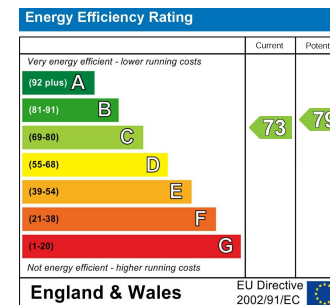
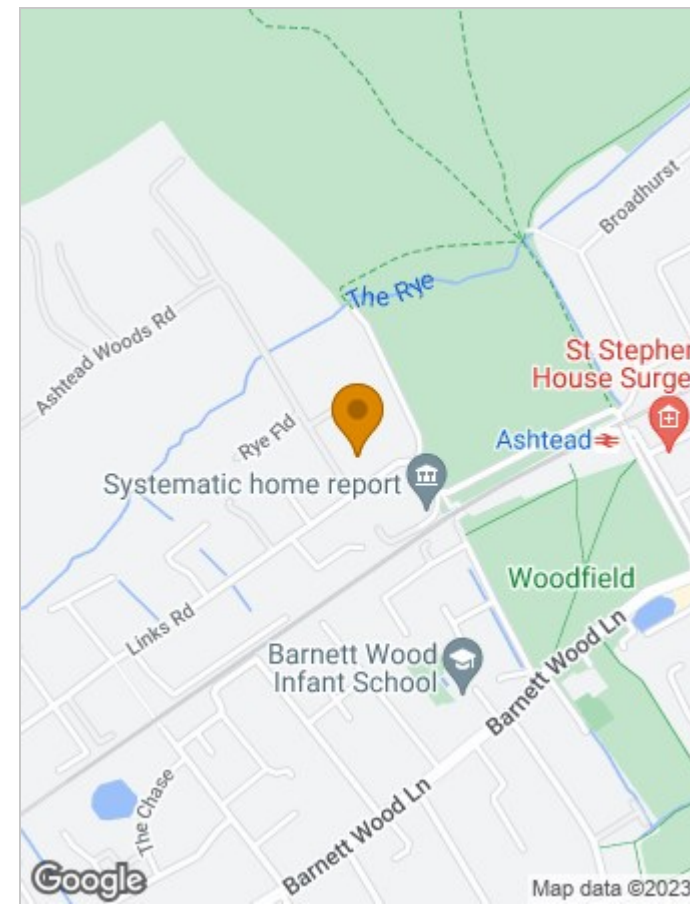
return the property to this standard. This has been reflected in the guide price.



Total Approx. Floor Area 60.4 Sq.M. (650 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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### Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.



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