



Jackie Quinn
estate agents

5 Wishford Court, Ashtead

Guide Price **£695,000**

An attractive three bedroom house in a sought after private cul-de-sac in the heart of the Marld just moments from Ashted Village. Rarely available and for sale with no onward chain, the property sits within a delightful development of just fourteen houses.

Internally, the property comprises three bedrooms, one of which benefits from an ensuite, a family bathroom, a downstairs WC, kitchen and a spacious lounge overlooking the rear garden which opens into a dining room which has access to the garden.

To the front is a flower bed area and access to the parking area with an allocated parking space while to the rear is the attractive corner plot garden, secluded by mature trees and shrubs with a lawned area and patio. From here there is useful rear vehicle access via 5 bar gates into a private driveway and turning space and the detached single garage with up and over door and timber shed.

The house is 0.7 miles from Ashted station, which provides frequent services to London Waterloo and Victoria in approximately 40 minutes.

An annual £250 charge to Wishford Court Maintenance fund is payable, as is an annual £50 charge to the Marld maintenance fund.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Sought after private cul-de-sac in the heart of Ashted Village
- No onward chain
- Master bedroom with ensuite
- Garden with garage and rear access





**Approximate Gross Internal Area 1002 sq ft - 93.1550 sq m
(Excluding Garage)**

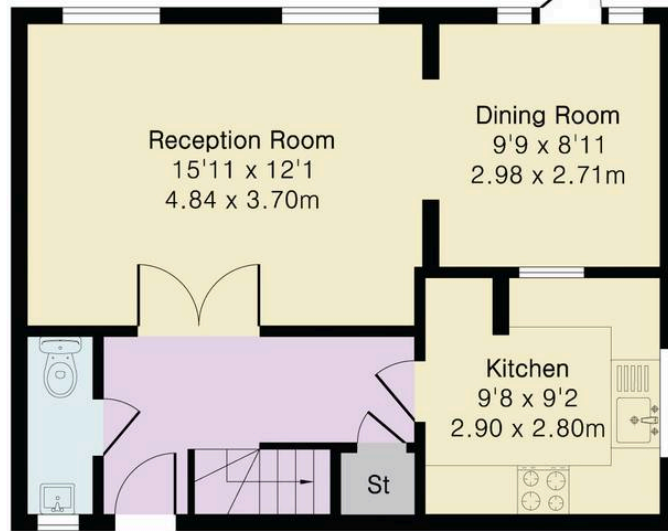
Ground Floor Area 501 sq ft – 46.5775 sq m

First Floor Area 501 sq ft – 46.5775 sq m

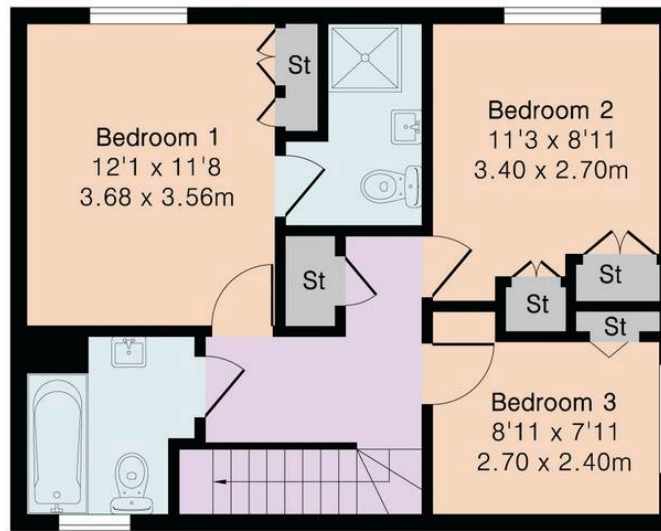
Garage Area 141 sq ft – 13.1000 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • ashted@jackiequinn.co.uk • www.jackiequinn.co.uk/

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