76 Woodfield Lane, Ashtead, Surrey, KT21 2BS

Guide Price £350,000

Approximate Gross Internal Area = 39.8 sq m / 428 sq ft
Studio = 5.7 sq m / 61 sq ft
Total = 45.5 sq m / 489 sq ft

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. (ID1317470)
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- STYLISH PERIOD COTTAGE
- CONVENIENT FOR VILLAGE SHOPS
- LIVING ROOM WITH FEATURE FIREPLACE
- SPACIOUS DOUBLE BEDROOM
- DOUBLE GLAZED SASH STYLE WINDOWS
- IDEAL FOR FIRST TIME BUYERS
- 0.2 MILES/ 4 MIN WALK TO STATION
- MODERNISED KITCHEN & BATHROOM
- TASTEFUL DECOR THOUGHOUT
- BRICK OUTHOUSE, WITH UNDERFLOOR HEATING & VELUX WINDOW

Description

A charming front door, with storm porch over, leads to a cosy living room with; exposed beams, a beautiful brick fireplace with inset log burner and fitted storage cupboards to one side. The well-designed kitchen has been modernised and features a mixture of storage cupboards with coordinated worktops over, housing a built in cooker and hob, with space for a breakfast table and a compact fridge freezer.

From here, a staircase leads to the first floor. The bright and spacious bedroom overlooks the front aspect and enjoys a character fireplace, with space for freestanding wardrobes. The property features a good size loft space, accessed from the bedroom. This home is served by a modernised bathroom, featuring an array of built in storage, a vanity sink, an over bath shower and a good size airing cupboard.

To the rear of the property, a communal gated access leads to the rear door. Here, there is an attractive courtyard garden with pretty, select mature planting. This space has rights of way over it to neighbouring homes only, a welcome spot for a for a bistro table, leading to the property's very own bright upgraded brick outbuilding.

The outbuilding has both Velux and side windows, light, power, underfloor heating and a utility area with plumbing for a washing machine. The current owner primarily use this space as a home office and a guest zone.

This home is offered with no on-going chain.

Situation

The property is located within walking distance of Ashtead's mainline station with services to London Waterloo, Victoria and London Bridge, complemented by local bus routes and Junction 9 of the M25, just two miles outside of the village, linking Heathrow & Gatwick airports together with the national motorway network.

Impressive Village shopping facilities can be found just along the road along Craddocks Parade. Ashtead Village shops on The Street provide a further range of superb independent retailers along with an M&S Food Hall. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant.

Acres of open green belt countryside are within walking distance, including nature reserves at Ashtead Common and Ashtead Park.

Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

There is an excellent choice of schools in the area for children of all ages both State and Private which include the 'outstanding' Barnett Wood Infant School and Rosebery school for girls.

Tenure	Freehold
EPC	C
Council Tax	C

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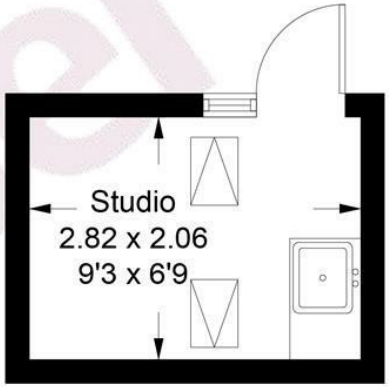
Ground Floor

First Floor



(Not Shown In Actual Location / Orientation)

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