

10 Woodfield Road, Ashtead, Surrey, KT21 2DZ

Asking Price £210,000









- CLOSE TO MAINLINE STATION
- GROUND FLOOR MAISONETTE
- PRIVATE GARDEN & PATIO
- GARAGE & COMMUNAL PARKING
- CLOSE TO CRADDOCKS PARADE SHOPS
- NO CHAIN
- 2 DOUBLE BEDROOMS
- FAMILY SHOWER ROOM
- KITCHEN WITH FITTED UNITS
- SHORT LEASE * CASH BUYERS ONLY *

Description

This well presented ground floor maisonette comes to the market with it's own garden space and an allocated garage. This asking price reflects that there are only 33 years remaining on the lease.

Internally, the accommodation comprises two double bedrooms, each benefiting from built-in storage. There is a separate family shower room that's finished with a clean, contemporary look.

The kitchen is fitted with a range of units, offering ample storage and worktop space, while the bright lounge provides a comfortable and inviting reception space, with ample room for both lounge seating and a dining table, centred around a charming fireplace.

One of the standout features of this home is its direct access, via the kitchen, to a private garden with a scattering of mature shrubs for interest and patio area.

Finally, there is a garage within a block on a separate title, providing secure parking or valuable additional storage.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	99 years from 24/06/1961 and so 33 years remain.
Service Charge	£180.00 p.a.
Ground Rent	£15.76 p.a.

Situation

Set in "Lower Ashtead," Woodfield Road is a quiet residential street within easy walking distance of Ashtead station, which offers direct rail links to London Waterloo and Victoria ideal for commuters. Good road access via the A24 also connects to the M25 and both Gatwick and Heathrow airports.

The Street (Ashtead's village High Street) is close by and well stocked for everyday needs, home to an M&S Foodhall, independent bakers, butchers, and greengrocers, along with a dentist, doctors' surgery, and library. Further supermarket and shops can be found on nearby Craddocks Parade. Woodfield Lane is also home to Ashtead Cricket Club, adding to the strong sense of community.

The area is particularly well suited to families, with several schools within easy reach. West Ashtead Primary School, Barnett Wood Infant School, The Greville Primary School and St Giles' CofE Infant School are also nearby. St Peter's Catholic Primary School and Downsend School provide further educational options, while St Andrew's Catholic School is one of the closest secondary schools.

For green space, Ashtead Common (nearly 500 acres of National Nature Reserve woodland) and Ashtead Park (130 acres) are both nearby, offering excellent walking and cycling trails.







Approximate Gross Internal Area = 71.5 sq m / 800 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 83.3 sq m / 927 sq ft



Ground Floor

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. (ID1330381)

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