



Jackie Quinn
estate agents

2 Westfield, Ashted

Guide Price **£599,950**

NO ONWARD CHAIN.

This rarely available, CONTEMPORARY THREE BEDROOM home is situated in an EXCLUSIVE, award-winning PRIVATE ESTATE in the heart of Ashted Village. To the ground floor the entrance hall leads to the two reception rooms, a good size kitchen and downstairs cloakroom. Upstairs are three bedrooms and family bathroom. Externally the property benefits from a delightful aspect to the front overlooking The Marld and a pretty, part walled, rear garden to the rear which provides direct access to the garage.

Westfield sits in eight acres of well maintained, mature grounds and benefits from the use of a communal tennis court. A monthly maintenance charge of £170 pounds is payable to the Residents Association. This includes the external painting of each house every four years & garages every four years, maintenance of the tennis court, roads and footpaths and drainage systems and grounds maintenance of communal areas.

Ashted Village offers a range of independent shops, eateries and high street favourites including a Marks & Spencer Foodhall.

The property is situated within easy reach of both Epsom and Leatherhead and is close to many highly sought after schools, both state and independent, including St Giles C of E Infant School, The Greville Primary School, Rosebery School for Girls, London City of Freeman's School, Downsends School and St. John's School in Leatherhead. Ashted train station offers fast and frequent services to London Waterloo, Victoria and London Bridge stations. Junction 9 of the M25 is within easy reach and provides easy access to both London Heathrow and Gatwick Airports in approximately 30 minutes.

Council Tax band: E

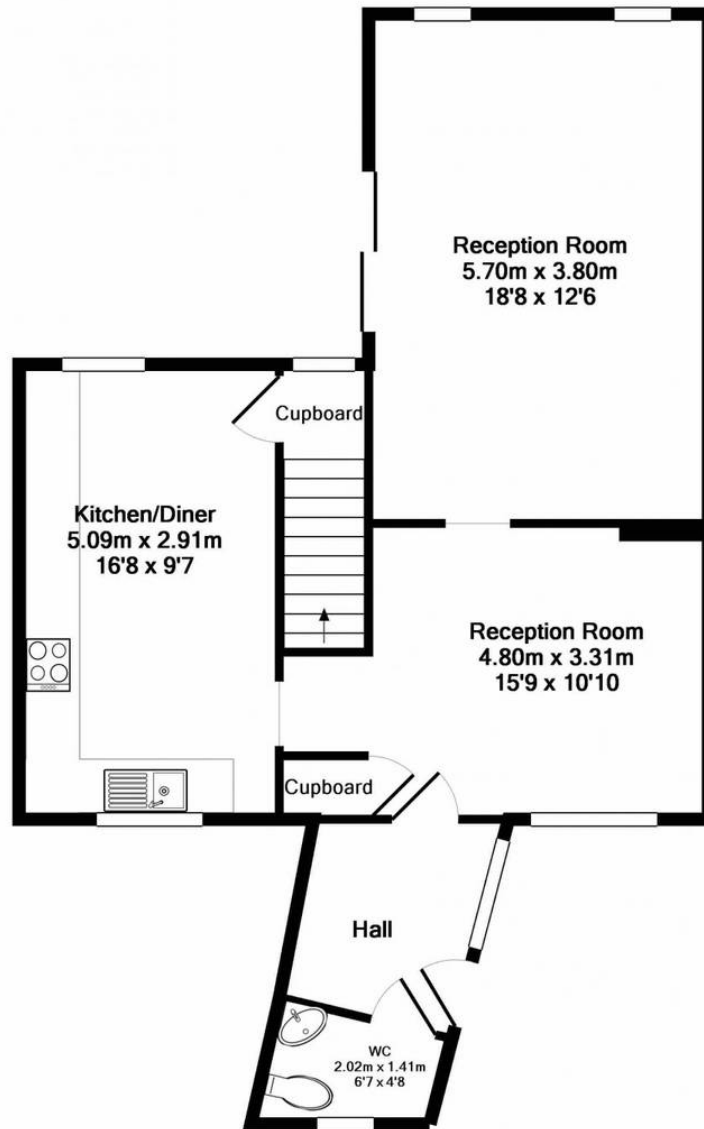
Tenure: Freehold

EPC Energy Efficiency Rating: D

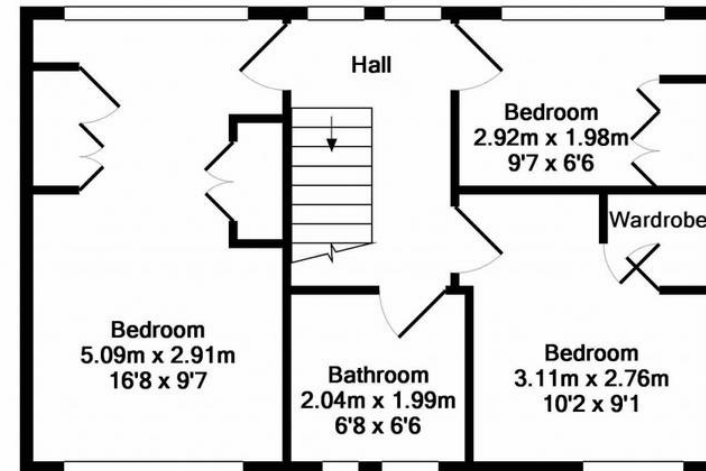
EPC Environmental Impact Rating: E







Ground floor
Approx. Floor
Area 61.0 Sq.M.
(657 Sq.Ft.)



1st floor
Approx. Floor
Area 39.2 Sq.M.
(422 Sq.Ft.)

Total Approx. Floor Area 100.3 Sq.M. (1079 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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