



1 White Lodge 90 Leatherhead Road, Ashted, Surrey, KT21 2SU

Asking Price £539,950



- 1027 SQ FT GROUND FLOOR MAISONETTE
- FRIENDLY CUL-DE-SAC LOCATION
- FITTED KITCHEN
- BRIGHT 25FT LIVING/DINING ROOM
- DIRECT ACCESS ON TO GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- SECOND BEDROOM & SHOWER ROOM
- SECLUDED COMMUNAL GARDEN
- ADJOINING GARAGE
- 0.4 MILE WALK TO VILLAGE

Description

This desirable 2 bedroom ground floor maisonette features an impressive, and larger than average, 1027 square foot of accommodation.

Approached via a path, past the garage and parking, a sheltered front door leads to a hallway with three storage cupboards. The spacious double aspect living/dining room features sliding patio doors opening onto the garden. The kitchen enjoys a wealth of wall and floor cupboards, space for washing machine and dishwasher, gas hob with oven under and integrated fridge/freezer with doors to both the hall and living room.

Overlooking the garden is the sizeable principal bedroom with built in storage cupboards and en-suite bathroom. A second double bedroom is served by family shower room.

Outside, the property benefits from use of a delightful part walled shared garden which is well screened by mature boundary shrubs and is mainly laid to lawn with a small area of patio. An open side-way leads to the front and the garage with it's parking space in front.

There are a number of visitor parking spaces situated near by as well as further kept garden areas to enjoy.



Situation

Situated in an established residential cul-de-sac within the Ashted parish boundary and conveniently located for highly regarded local schools nearby both state and private.

Independent shopping is close to hand including local retailers on The Street, Barnett Wood Lane and Craddocks Parade. The larger towns of Leatherhead and Epsom, are within easy driving distance.

Bus, road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is also close by.

The area is surrounded by Greenbelt countryside, providing lots of outdoor pursuit opportunities.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	999 Years from 1st July 1992
Service Charge	£3000 per annum
Ground Rent	Peppercorn

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 110.5 sq m / 1189 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID794720)
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