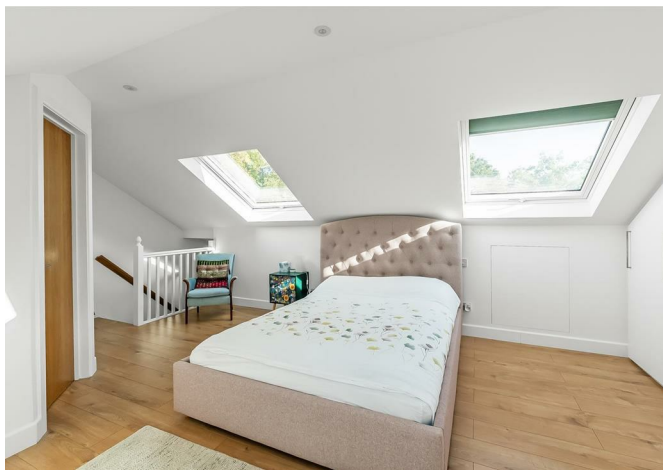




6 Birch Court Links Road, Ashted, Surrey, KT21 2EF

Price Guide £415,000



- FIRST-FLOOR DUPLEX MAISONETTE
- TWO SHOWER ROOMS
- FITTED KITCHEN WITH SPACE FOR TABLE
- LOUNGE WITH FEATURE LOG BURNER
- TWO DOUBLE BEDROOMS
- SEPARATE STUDY
- PRIVATE GARDEN
- GARAGE EN BLOC
- CLOSE TO STATION AND SHOPS
- WALKING DISTANCE TO COMMON

Description

This spacious first-floor duplex maisonette is situated in an ideal location within a short walk of Ashtead's mainline station, a range of desirable Village shops and acres of open countryside.

The property benefits from its own private front door with stairs leading to a spacious hallway. The lounge is of a good size with feature log burner and benefits from natural light provided by window overlooking the garden. A dual aspect kitchen features a range of wall and base units with integrated oven, hob with extractor over, fridge freezer and space for freestanding white goods and a small table. A double bedroom offers space for freestanding furniture and is served by a separate shower room. Completing this floor is a useful study.

Stairs lead to the second floor and a spacious double bedroom benefiting from fitted wardrobes and plenty of light from the velux windows and an en suite shower room.

Outside the property enjoys it's own garden and delightful views from the front over Ashtead common. The property also features a garage en-bloc.

NB. Our client is currently working with a solicitor to extend the lease.

Situation

Situated in lower Ashtead, this property is convenient for both the mainline station and the impressive local shopping facilities available at Craddocks Parade, Barnett Wood Lane and on The Street.

An array of sports clubs, a doctors surgery and Library are also available close by.

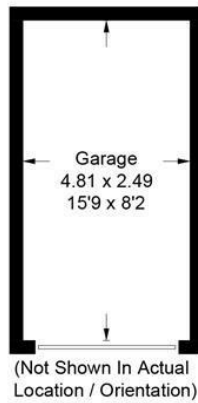
Ashtead Common is within walking distance of the property offering acres of open countryside, ideal for a range of outdoor pursuits.

The mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports. There is also a good local bus network.

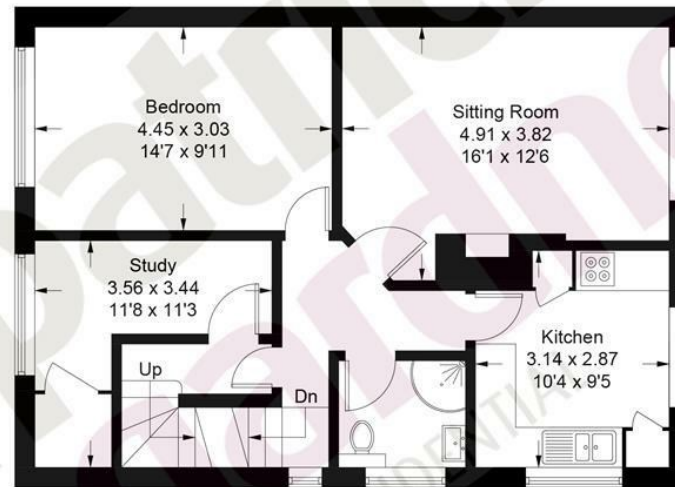
|                  |                                            |
|------------------|--------------------------------------------|
| Tenure           | Leasehold                                  |
| EPC              | C                                          |
| Council Tax Band | D                                          |
| Lease            | 68 years - to be extended as part of sale. |
| Service Charge   | £0                                         |
| Ground Rent      | Peppercorn                                 |



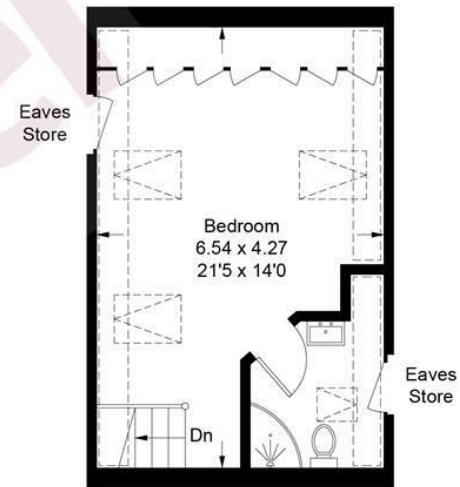
Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft  
 Garage = 12.0 sq m / 129 sq ft  
 Total = 105.2 sq m / 1132 sq ft



**Ground Floor**



**First Floor**



**Second 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. (ID1240448)  
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