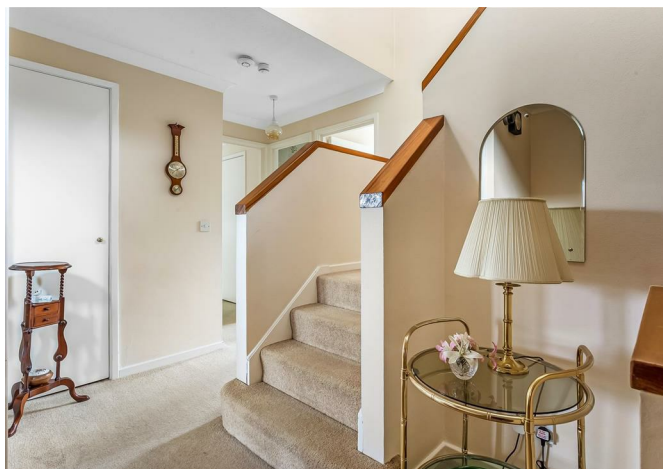




8 Crofton Woodfield Lane, Ashted, Surrey, KT21 2BH

Price Guide £595,000



- SOUGHT AFTER LOCATION
- ACCOMMODATION OVER TWO FLOORS
- SPACIOUS LOUNGE/DINING ROOM
- THREE BEDROOMS & TWO BATHROOMS
- SIZABLE BALCONY OFF OF LOUNGE
- VIEWS OVER CRICKET GREEN
- COMMUNAL GROUNDS
- GARAGE IN BLOCK
- RESIDENTS LAUNDRY ROOM
- CLOSE TO AMENITIES

Description

This spacious apartment situated in a sought-after development within walking distance of the village and mainline station, offers flexible accommodation over two floors . The property stands in communal grounds, and boast views over the Ashted Cricket and Bowls Green.

From the front door a wide staircase rise to the first floor featuring a spacious hallway, ideal for stairlifts. The lounge/dining room features picture window and a door opening to the spatial balcony. The dual-purpose room features a fireplace, a dining area and ample lounge space for relaxing and enjoying the views. Off the lounge, the kitchen boasts a range of wall and base units with an integrated hob, extractor, and oven with space for white goods.

Two bedrooms one with built in storage are served by a family bathroom with bath and overhead shower.

Stairs then lead to the second floor with a spacious third bedroom benefiting from ample built in storage into the eaves and velux windows providing lots of natural light, served by a further bathroom.

The property benefits from use of a communal laundry room, visitors parking and its own garage.



Situation

Ashted village centre has a large selection of independent retailers offering an excellent choice of everyday shopping facilities and services in the local community. In addition, doctors surgery, dentists and Library are all within walking distance of the property.

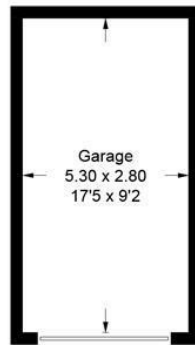
Ashted mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

Bus stops are within walking distance providing services to the local towns of Epsom and Leatherhead with connections to the wider network beyond.

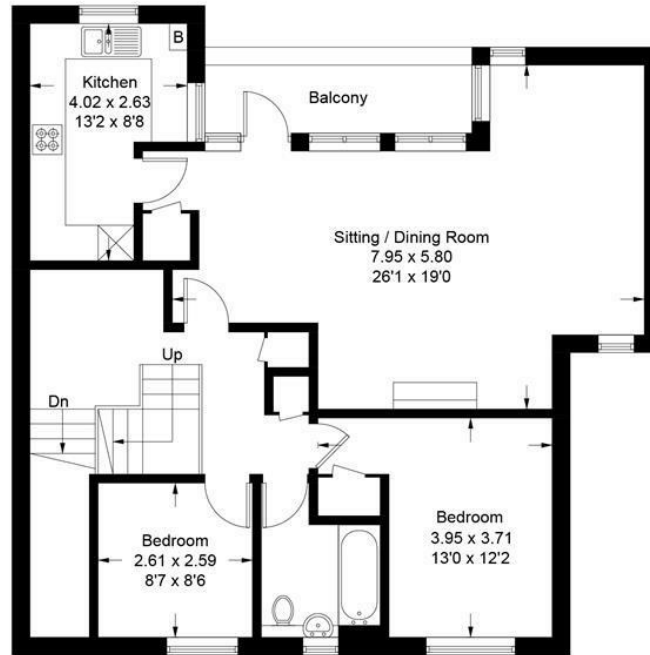
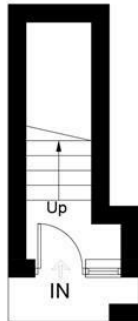
The vast open countryside surrounding the village gives ample opportunity to enjoy a variety of enjoyable walks.

Tenure	Leasehold
EPC	C
Council Tax Band	F
Service Charge	TBC
Ground Rent	TBC

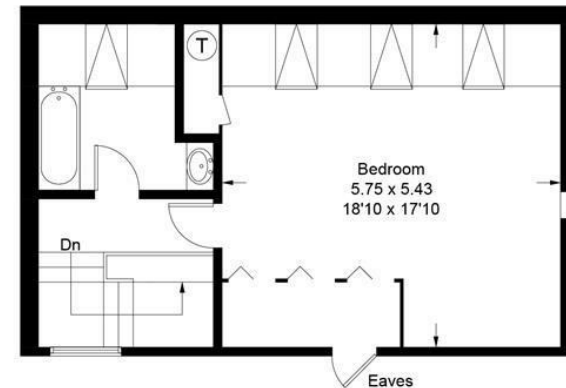
Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 152.1 sq m / 1637 sq ft



(Not Shown In Actual
Location / Orientation)



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. (ID956242)
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