



**patrick
gardner**
RESIDENTIAL

224a Barnett Wood Lane, Ashtead, Surrey, KT21 2DB

Asking Price £385,000



- WELL PRESENTED FIRST-FLOOR MAISONETTE
- FITTED KITCHEN WITH WINDOW
- GARDEN WITH A SUNNY ASPECT
- CONVENIENT LOCATION FOR MAINLINE STATION
- CLOSE TO ACRES OF GREENBELT COUNTRYSIDE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DETACHED GARDEN ROOM
- EASY ACCESS FOR LOCAL VILLAGE SHOPS & SCHOOLS
- IDEAL INVESTMENT OR FIRST TIME BUY

Description

Ideal as a first time buy or investment, this spacious and well presented first-floor maisonette is conveniently located within a short walk of Ashtead's mainline station, local village shops, schools and acres of open greenbelt countryside nearby.

An outside a rear staircase leads to one's own front door opening onto the entrance hall. The open plan lounge/dining room with an angular bay window to the front offers plenty of natural light and ample room for a cosy seating area in front of a feature fireplace along with space for dining table and chairs. The kitchen features plenty of wooden worktops for preparation, a good range of floor and wall mounted cupboards, fitted and free standing appliances. The principal bedroom overlooks the rear garden and along with double bedroom two are served by a family bathroom suite.

Outside, the property benefits from a garden mainly laid to lawn with handy storage sheds and detached garden room with electric and heating.



Situation

The property is located in a convenient location within easy walking distance of excellent local shops, bus route and Ashtead's mainline station with fast and frequent services to London Waterloo and Victoria (41 mins) The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, West Ashtead Primary and St Andrew's.

Ashtead Village is about three-quarters of a mile away with further excellent shopping facilities and bus routes serving all the major Surrey towns. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction.

A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

Tenure

Leasehold

EPC

E

Council Tax Band

C

Lease

125 Years from 01/01/1997

Service Charge

N/A

Ground Rent

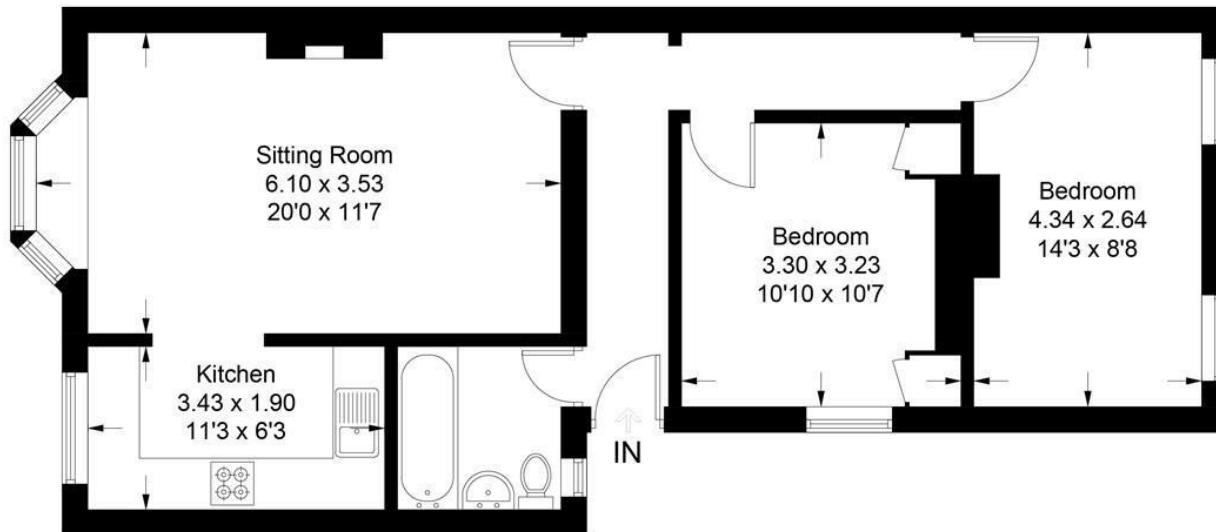
£100 per annum (for the year 2024)

Ground Rent Review

£100 for the first 25 years of the term, then doubling every further 25 years

Period

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



First 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. (ID707848)
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