



 **patrick
gardner**
RESIDENTIAL

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

Price Guide £399,999



- 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 Ashted'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 Ashted 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 Ashted, 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.

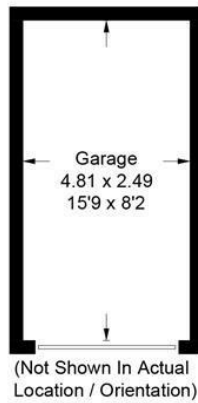
Ashted Common is within walking distance of the property offering acres of open countryside, ideal for a range of outdoor pursuits.

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.

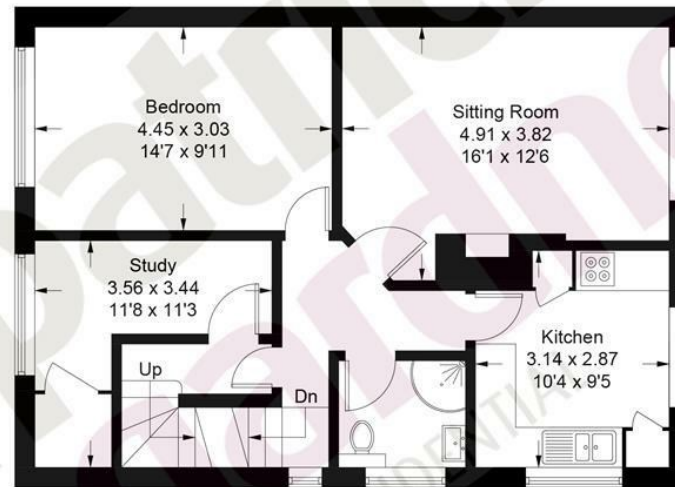
Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	68 years - to be extended as part of sale.
Service Charge	£0
Ground Rent	Peppercorn



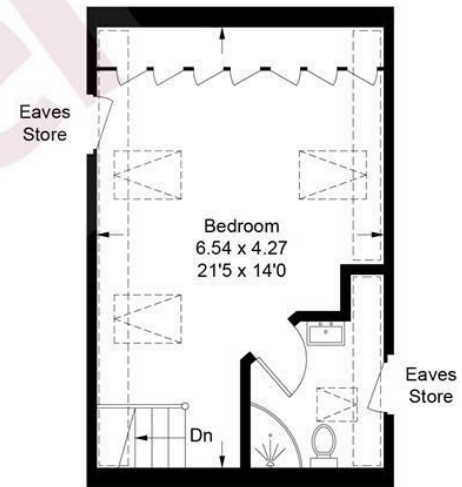
Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 105.2 sq m / 1132 sq ft



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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