3 Wishford Court, Ashtead, KT21 1RR

Price Guide £550,000

- RARE 2 BEDROOM HOME
- STYLISHLY UPGRADED
- MODERNISED KITCHEN
- GARDEN WITH REAR ACCESS
- WELL REGARDED PRIVATE ROAD
- HIGHLY SOUGHT AFTER DEVELOPMENT
- LIVING/DINING ROOM
- BATHROOM & SHOWER ROOM
- RESIDENCE PARKING & GARAGE
- CENTRAL TO VILLAGE AMENITIES

Description

This much loved home has been beautifully maintained by the current owners. A storm porch shelters the front door, which leads into the hallway, with a handy toilet and coat storage off. The spacious through living/dining room features patio doors to the garden and provides ample space for lounge and dining furniture. The kitchen over looks the front aspect and has been stylishly upgraded during its current ownership. There is an array of wall and base units housing an oven, hob, extractor fan and providing space for further white goods.

Off the first floor landing are two bedrooms, an airing cupboard and loft access. Each bedroom has built-in storage, the principal boasts it's own en-suite toilet, which used to also be a shower room and so this could be reinstated with relative ease. The family bathroom has been converted to a luxury shower room with vanity storage and a back lit mirror.

Outside the rear garden has been designed with low maintenance in mind and mainly laid to patio, with fencing for privacy and softened by mature planting with handy rear access. The pretty front garden leads to on road parking and around to the property's own en-bloc single garage, nicely lit after sunset.

Situation

Ashtead Village shops are within easy walking distance and provide a wealth of independent shopping facilities, cafes & restaurants. In addition both Epsom & Leatherhead town centres are only a few miles away providing more comprehensive shopping facilities, cinemas, restaurants, theatres & more.

Conveniently situated close to both bus routes and a main line station, the latter providing fast & frequent services to Waterloo (38mins), London Bridge & Victoria. The M25 is only a short drive away effortlessly connecting this home to the wider motorway network.

A particular draw to Ashtead are it's well regarded & wide choice of both private & state schools for all age groups, including City Of London Freemans, St Giles Primary, Downsend & St Andrews, to name but a few.

Local facilities are also close by including Ashtead Library, Clinic & cricket/bowls club. Acres of green belt countryside are close to hand providing perfect open spaces for walking/cycling or riding.

Tenure	Freehold
EPC	C
Council Tax Band	F
Wishford Court residence association maintenance fee	£300 P.A

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 81.1 sq m / 872 sq ft

Ground Floor **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. (ID1298346)

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