



Flat 3, White Lodge 90 Leatherhead Road, Ashted, Surrey, KT21  
2SU

Price Guide £525,000





- GROUND FLOOR MAISONETTE
- FITTED KITCHEN
- SECOND BEDROOM & FAMILY BATHROOM
- COMMUNAL GROUNDS
- APROX. 0.4 MILE TO ASHTEAD VILLAGE
- OPEN PLAN LIVING/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- GARAGE & PARKING SPACE
- VISITOR PARKING
- NO ON GOING CHAIN

## Description

Tucked away in the far left corner of this friendly purpose-built development is this rarely available ground floor maisonette situated just under half a mile walk (0.40) from Ashted village shops and features spacious accommodation.

Approached via a neat path from the garage and parking, a private front door sheltered by a pretty storm porch opening to the hall with three storage cupboards. The spacious dual aspect living/dining room is a particular feature of the property with patio doors on to a decked area with communal grounds beyond. From here a door leads to the fitted kitchen with a range of units, worktop over and space for a Fridge Freezer, washing machine and slimline dishwasher with a return door to the hall. The principal bedroom overlooks the communal grounds and is complimented by an en-suite bathroom and a generous range of fitted wardrobes. A second double bedroom with fitted wardrobes is served by a shower room.

Outside, the property benefits from enclosed communal grounds, visitor parking a private garage with parking space in front.



## Situation

Situated in an established residential cul-de-sac within the Ashted parish boundary and conveniently located for highly regarded local schools nearby both state and private, which include Downsends Preparatory, the 'outstanding' St Andrews School and St Peter's Primary to name but a few.

Independent shopping is close to hand including local retailers on The Street, Barnett Wood Lane and Craddocks Parade. The larger towns of Leatherhead, Epsom, Guildford and Kingston are within easy driving distance adding to shopping and entertainment opportunities.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is also close by.

The area is surrounded by Greenbelt countryside, ideal for mountain biking, rambling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

**Tenure**  
**EPC**  
**Council Tax Band**  
**Lease**  
**Service Charge**  
**Ground Rent**

Leasehold - Share of Freehold  
C  
E  
APPROXIMATELY 968 YEARS REMAINING  
£150 PER ANNUM  
PEPPERCORN RENT



# Leatherhead Road, Ashted, KT21

Approximate Area = 1042 sq ft / 97 sq m (excludes garage)

For identification only - Not to scale



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