



30 Moat Court, Ashted, KT21 2BL
Guide price £400,000



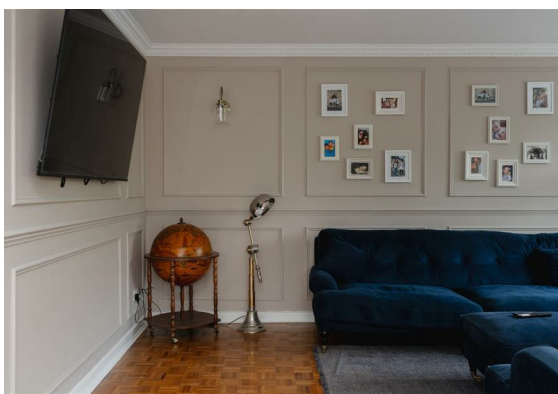
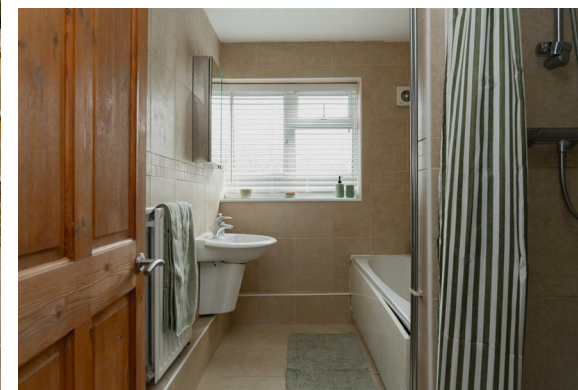
A beautifully refurbished first floor maisonette located in a perfectly positioned family orientated development, minutes from the mainline station, local shops, the beautiful Ashted Common, the recreational ground and an easy walking distance to all the amenities in the main street of our charming village.

Entering via your own private front door, stairs lead to the spacious first floor landing which in turn fans out to reveal three double bedrooms, a well equipped and modern fitted kitchen, a contemporary fitted bathroom with separate shower and a fantastic size living/dining room.

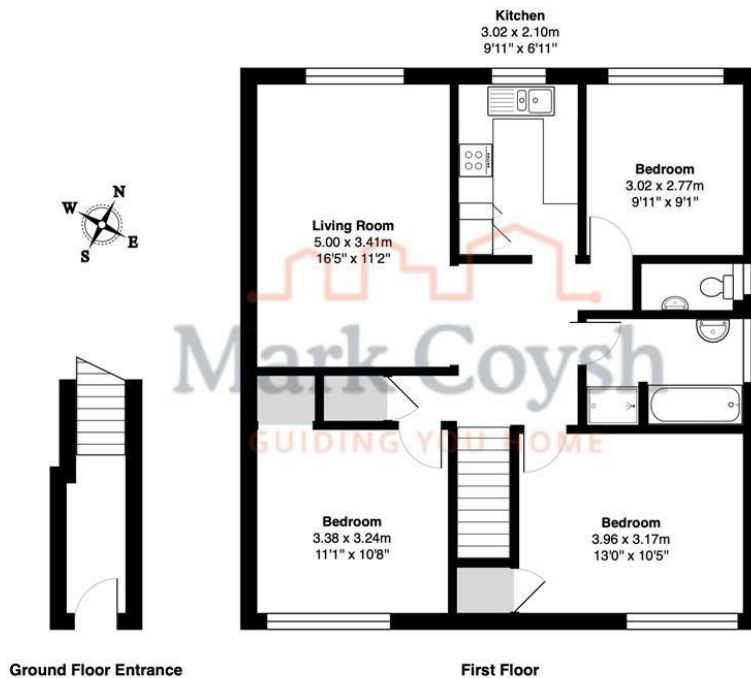
Further noteworthy benefits include a private garden, a garage en bloc, access to a large loft space and ample parking in the cul de sac.

Ashted is a large, affluent suburban village situated in the Mole Valley district of Surrey. It is widely recognized as one of the most desirable commuter locations in the UK, balancing a traditional village atmosphere with highly efficient transport links into central London.

Ashted retains a classic, old-world English village feel, operating almost like its own "little bubble". The high street avoids looking like a generic clone town, boasting traditional independent traders including an organic greengrocer, a butcher, a fishmonger, a baker, and a local bookshop. Local life revolves around multiple coffee shops, three traditional pubs, and community events hosted at the local Peace Memorial Hall. It is also statistically ranked as the safest small town in Surrey







Moat Court, Ashtead
Total Area: 84.4 m² ... 909 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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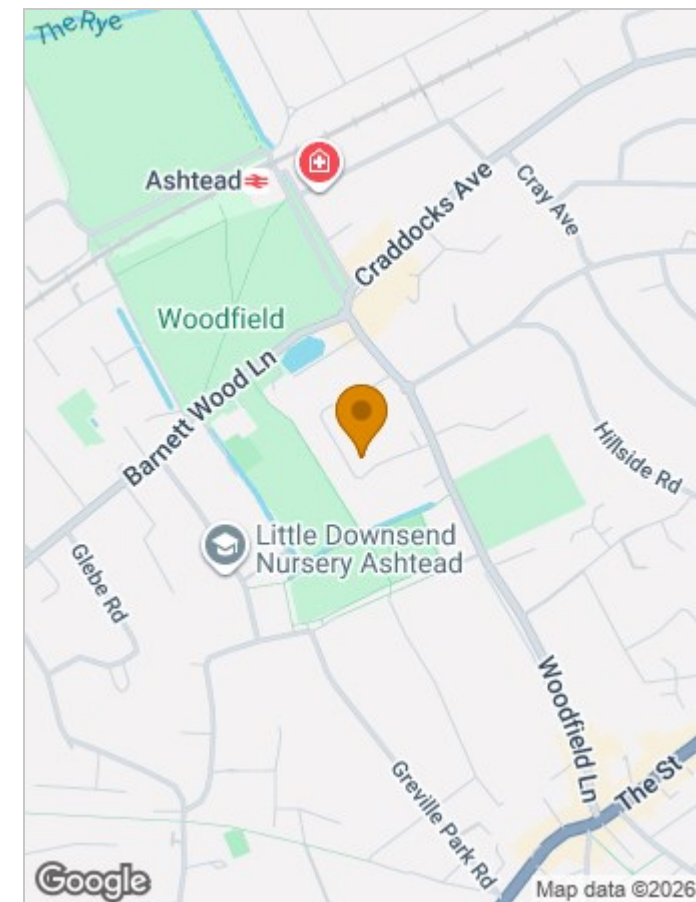
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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