

Mark Coysh
GUIDING YOU HOME

1 The Ridings, Ashtead, KT21 2HQ

Guide price £430,000

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An extremely rare chance to secure a ground floor maisonette with direct access to a private garden, located in a quiet cul de sac in most popular Ashtead Village.

Well proportioned accommodation includes a good size entrance hallway with ample storage, two fantastic double bedrooms, a generous living/dining room, a modern family bathroom with natural light and a characterful fitted kitchen with ample work surfaces, storage cupboards and direct access onto the beautifully established rear garden.

Further noteworthy benefits include a very long lease, garage en block, a new boiler was installed in December 2025, there is resident's parking and low monthly costs.

The Ridings enjoys a peaceful existence, whilst still being a comfortable walk to Ashtead Common, the local parade of shops and food places on Craddocks Parade and the Mainline Station. There is also a great selection of local nurseries and schools, if expanding the family is on the agenda. Junction 9 of the M25 is also close by, as well as access to the wider road network including the A3, A217 and A24. There are reliable bus routes close by and Ashtead is serviced by two doctors surgeries, three pharmacies, a library, several places of worship, multiple clubs/organisations and three cosy pubs. Some may say it's the perfect place to live and I am one of them.













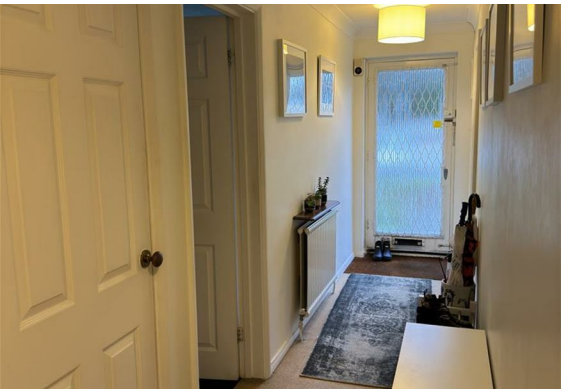




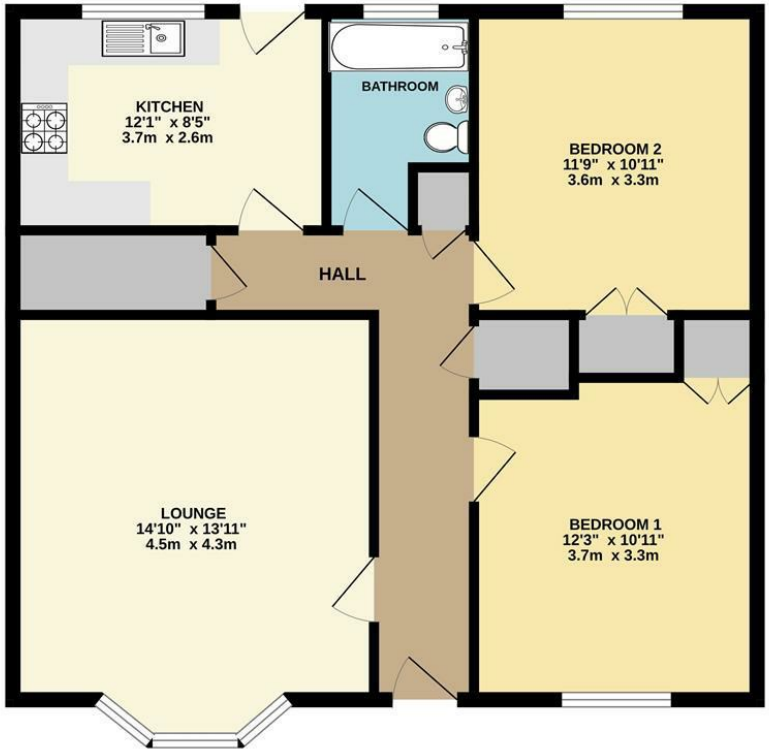






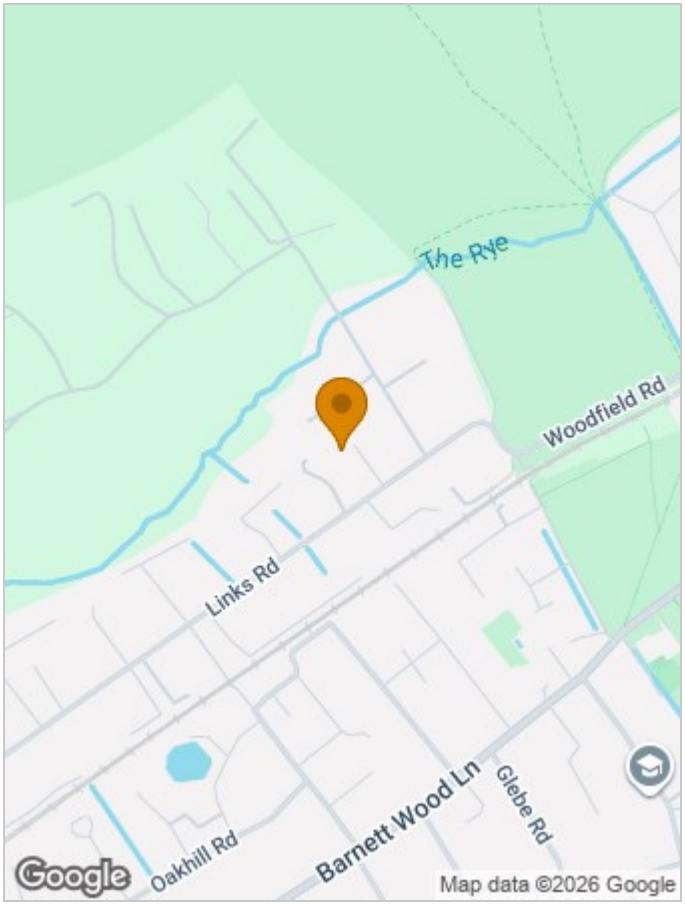


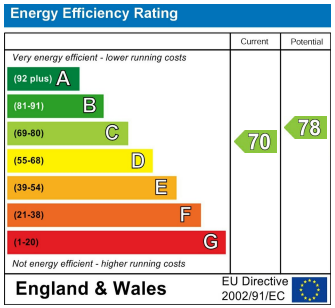
GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

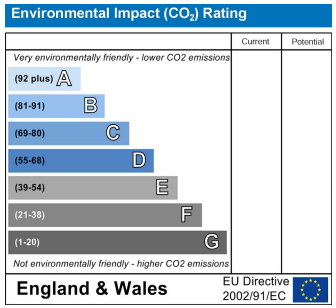


TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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