



Wood Lodge, Ashted

Guide Price £340,000

Leasehold

- Periphery of Ashted Common
- Stones throw from Ashted station
- Two double bedrooms
- Spacious living/dining room
- Modern kitchen
- White bathroom suite
- Contemporary and bright space
- Private patio/courtyard
- Garage available to rent
- Viewing strongly advised



Located just 100 metres from Ashted railway station, this well presented purpose built ground floor apartment benefits from bright and light accommodation throughout.

The property enjoys a great convenient position, with local shops just a short walk away, and for applicants wanting a taste of the outdoors there is easy access to the green open spaces of Ashted Common, which is just across the road where you can find yourself surrounded by hundreds of acres of woodland with bridle paths and woodland walks linking to Epsom Common.

Our clients have loved every moment here, noting the practicality of location with modern touches that the property enjoys along with the particularly well balanced accommodation. The well designed accommodation provides the perfect layout for first time buyers, investors and downsizers alike as it really offers flexible living on a smaller scale.

Sole agent.

The generous accommodation comprises small communal entrance with modern front door into a welcoming entrance hall, a spacious living/dining room with light and bright decor and a pleasant outlook to the front awaits you and there is a modern fitted kitchen. There are also two generously proportioned double bedrooms and a white bathroom suite.

The rear patio/courtyard is an excellent additional feature to the property and offers a nice outdoor seating area. There is access to the rear of the property as well as a garage en bloc that can be rented under a separate negotiation at the rear of the development, further adding to the desirability of this Ashted Common maisonette.

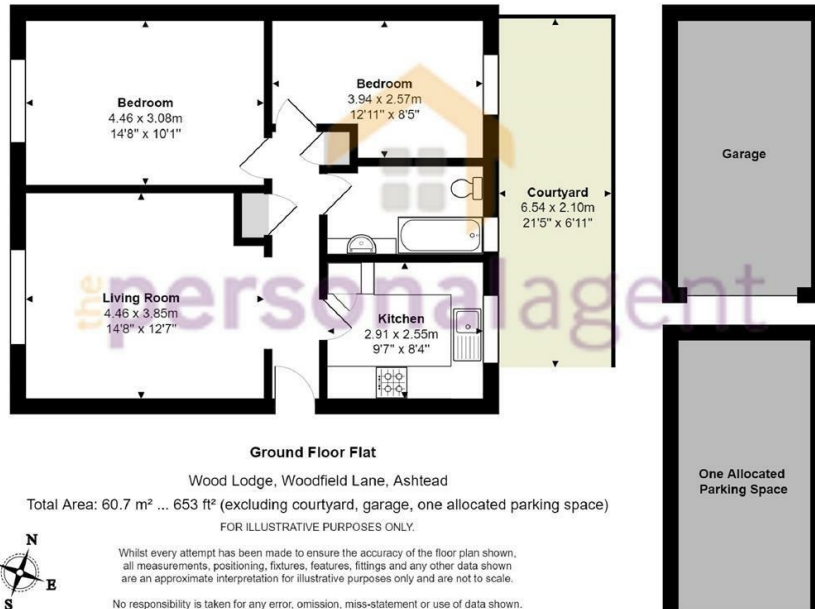
Ashted is a highly sought after village located between Epsom

to the North and Leatherhead to the South. Popular with young families thanks to the excellent state and private local schools including the nearby City Of London Freemans school in Ashted Park and St. John's in Leatherhead, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London and the M25 can be accessed at nearby Leatherhead. Ashted is surrounded by acres of green belt countryside providing ideal routes for walking, horse riding and cycling enthusiasts. There is a great choice of golf courses including the RAC Golf & County Close in Epsom and Tyrrells Wood in Leatherhead.

Freehold







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	

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