



13 Moat Court, Ashted, KT21 2BL
Guide price £415,000



OFFERED WITH VACANT POSSESSION.

A spacious three-bedroom maisonette with a private sunny-aspect garden and garage en bloc, located in an extremely popular residential cul-de-sac in the charming village of Ashtead.

The flexible accommodation includes an enclosed entrance porch, a large hallway with a deep fitted storage cupboard, three very well-proportioned bedrooms, a generous living/dining room with direct access onto the garden, a fitted kitchen with a good amount of storage and preparation space, a modern fitted shower room, and a separate WC. There is also a handy external storage cupboard.

Moat Court is perfectly placed for all Ashtead has to offer and would suit first-time buyers or downsizers alike. Just at the end of the road, you will find one of the local doctors' surgeries, the peaceful library, and the cricket and bowls club. The residence also backs directly onto the recreation ground; therefore, you will enjoy open views from this vantage point. Walking left out of the road, you will come across the handy local shops on Craddocks Parade and our iconic pond. The mainline station is only an additional few minutes' walk from here, as well as the open and wooded expanses of Ashtead Common. A wider selection of shops, pubs, restaurants, cafes, butchers, and pharmacies can be found on the main high street and on Barnett Wood Lane. We also boast a sought-after selection of both state and public schools, as well as excellent road links including Junction 9 of the M25 and several A-roads—the A217, A3, and A24





to name a few. Both Gatwick and Heathrow Airports are also within comfortable reach.

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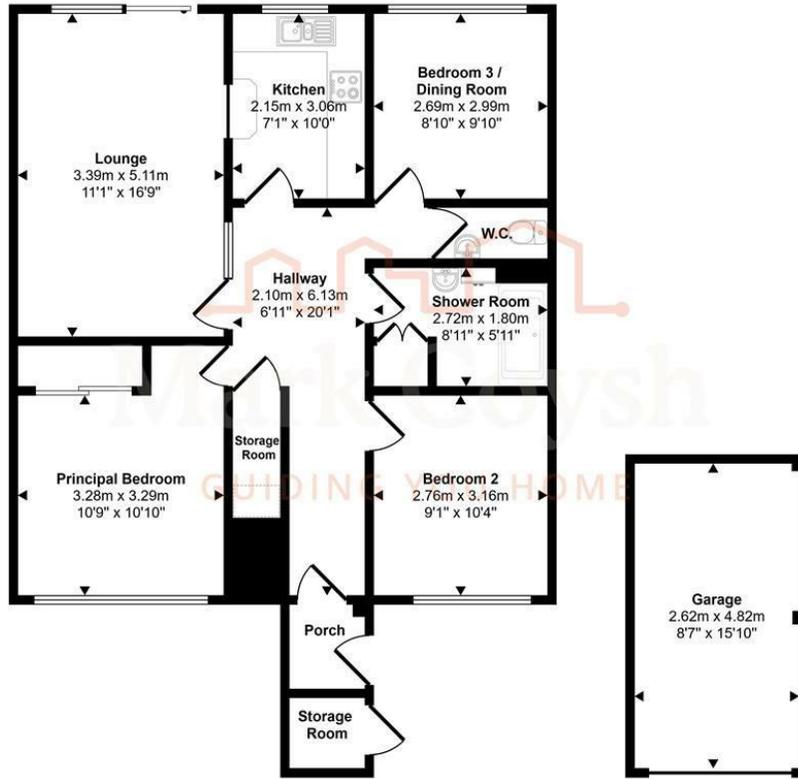
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Approx Gross Internal Area
94 sq m / 1007 sq ft

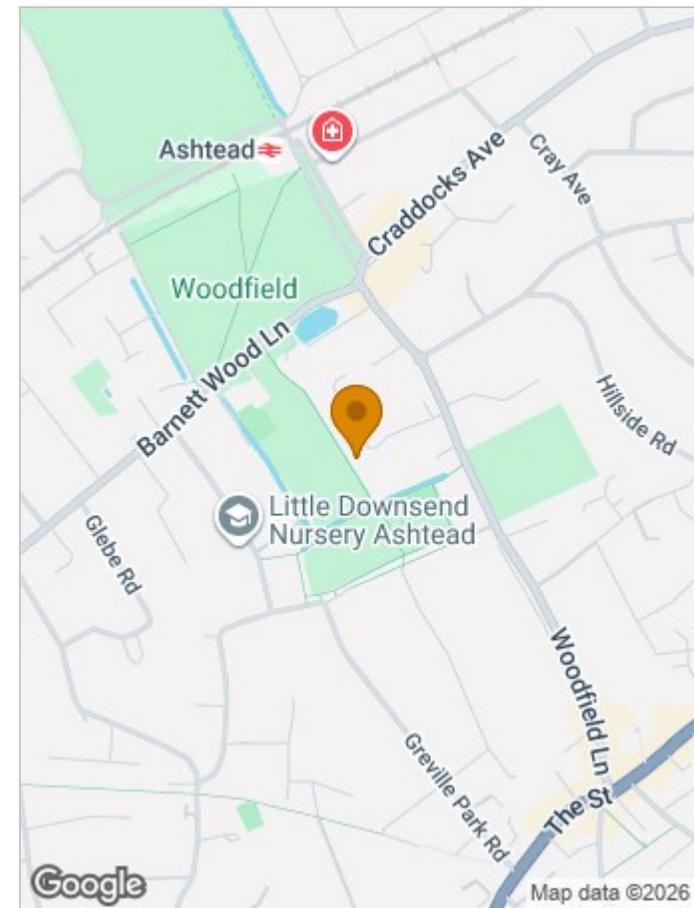


Floorplan
Approx 81 sq m / 871 sq ft

Garage
Approx 13 sq m / 136 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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