

14 Wishford Court, Ashtead, Surrey, KT21 1RR

Asking Price £775,000









- EXTENDED FAMILY HOME
- KITCHEN WITH BREAKFAST BAR
- THREE BEDROOMS
- PARKING & GARAGE/STORE ROOM
- WELL REGARDED PRIVATE ROAD
- LIVING/DINING ROOM
- HOBBIES/PLAY ROOM
- BATHROOM & SHOWER ROOM
- GARDEN WITH SIDE ACCESS
- CENTRAL TO VILLAGE AMENITIES

Description

This much loved extended semi-detached home has been lovingly maintained and extended by the current owners. A storm porch shelters the front door, which leads into the hallway, with a handy toilet and cloaks storage off. The spacious through living/dining room enjoys a dual aspect and features patio doors to the garden. The kitchen opens through from this space and has a breakfast bar, ample wall and base units, a built in; dishwasher, electric hob, oven and extractor over. There is further space for a washer dryer and an American style fridge-freezer. A study/play/hobbies room completes the ground floor accommodation.

Off the first floor landing are three bedrooms, an airing cupboard and loft access. Each bedroom has built in storage, two are double in size and one is a comfortable single, the principal boasts it's own en-suite shower room. A modernised family bathroom, with stylish white suite and a separate shower, also serves this floor.

Outside the rear garden has been designed with low maintenance in mind and features two patios, a decked area, timber and walled borders - softened by mature planting, artificial grass and side access to a pretty front garden with driveway parking.

Situation

Ashtead Village shops are within easy walking distance and provide a wealth of independent shopping facilities, cafes & restaurants. In addition both Epsom & Leatherhead town centres are only a few miles away providing more comprehensive shopping facilities, cinemas, restaurants, theatres & more.

Conveniently situated close to both bus routes and a main line station, the latter providing fast & frequent services to Waterloo (38mins), London Bridge & Victoria. The M25 is only a short drive away effortlessly connecting this home to the wider motorway network.

A particular draw to Ashtead are it's well regarded & wide choice of both private & state schools for all age groups, including City Of London Freemans, St Giles Primary, Downsend & St Andrews, to name but a few.

Local facilities are also close by including Ashtead Library, Clinic & cricket/bowls club. Acres of green belt countryside are close to hand providing perfect open spaces for walking/cycling or riding.

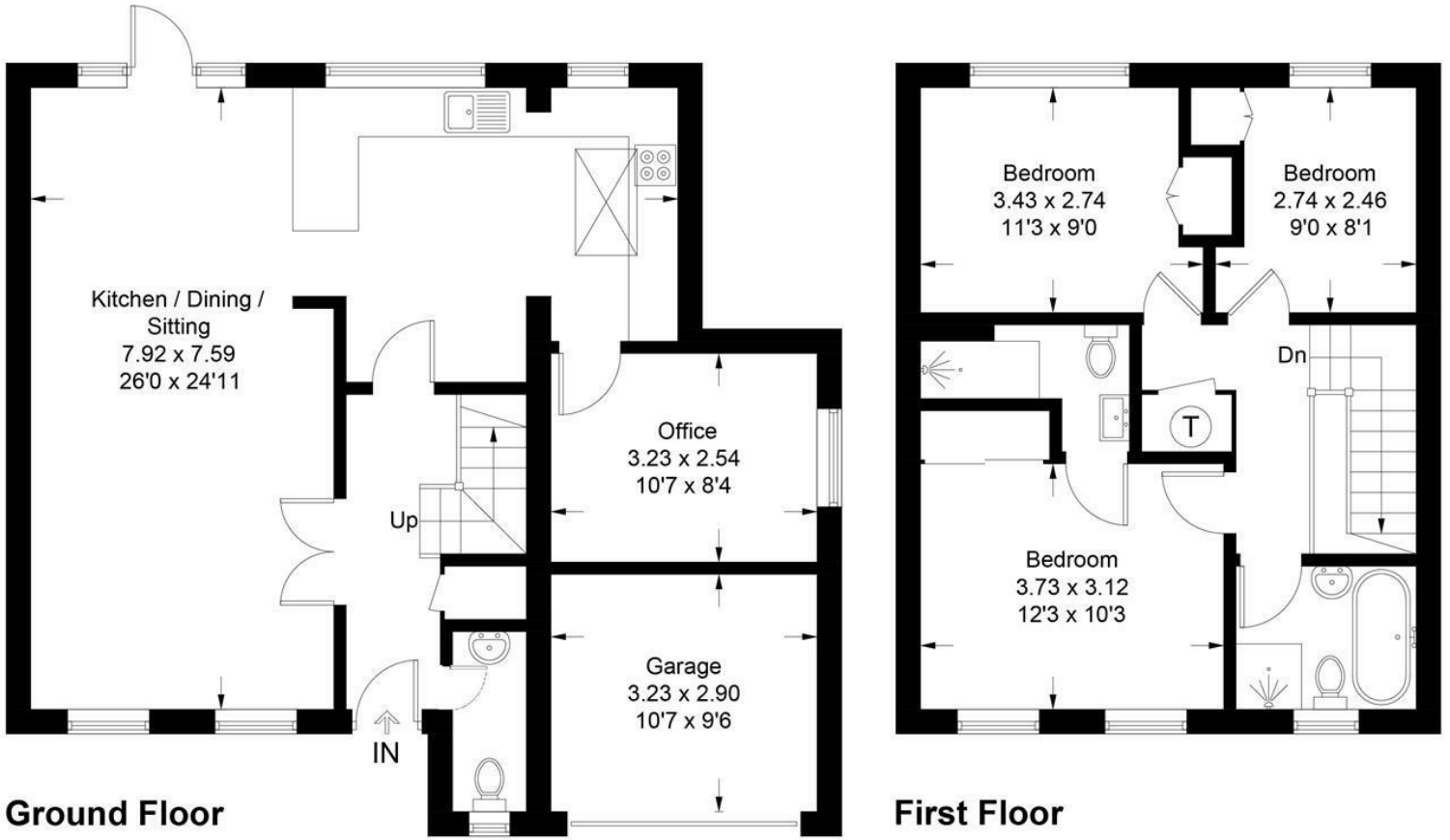
Tenure	Freehold
EPC	C
Council Tax Band	F
Private Road & Estate Charges	150.00 per annum combined (The Marld & Wishford Court)







Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft
Garage = 9.4 sq m / 101 sq ft
Total = 117.8 sq m / 1268 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1205899)

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66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@patrickgardner.com
www.patrickgardner.com

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