



48 Taylor Road, Ashted, KT21 2HY
Guide price £625,000

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A fantastic sized semi-detached family home which has been extended to the rear and loft converted, located in the heart of the charming village of Ashted.

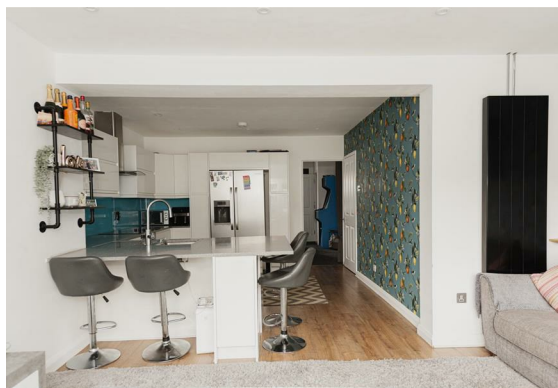
The ground floor layout comprises of an entrance porch, inner hallway, good size living room with under stair storage cupboard, downstairs shower room and spacious open plan kitchen/dining/family room with bi-folding doors leading onto the garden.

The first floor holds three very well proportioned bedrooms and a family bathroom.

The principle bedroom is on the second floor, incorporating an en suite bathroom, eaves storage and enjoys splendid far reaching views.

The rear garden includes a lengthy lawn, paved patio area, a fantastic multi purpose outbuilding with power and light, a raised deck with pergola, space for a shed and handy side access to the front of the residence where there is off street parking for approx two cars.

Taylor Road enjoys close proximity to the mainline station, multiple sought after schools, the local shops and amenities and the areas beautiful parks, commons and woodlands. Junction 9 of the M25 is also just a short drive down the road, giving great connectivity to Gatwick and Heathrow Airports, as well as the A24, A3 and A217, linking both to London and deeper into the countryside/coast.





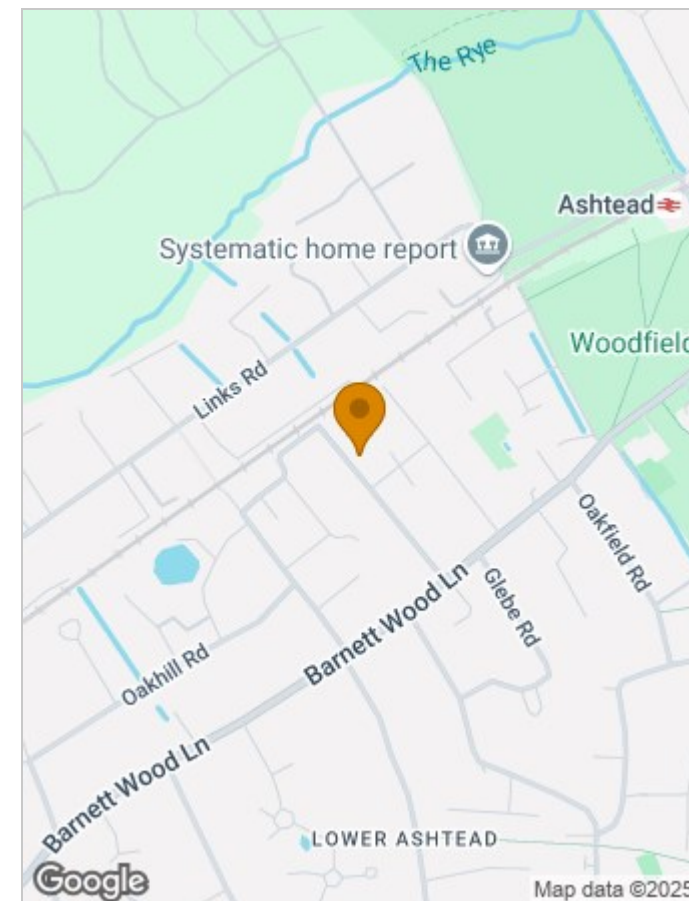


Taylor Road, Ashted
Total Area: 135.8 m² ... 1462 ft² (excluding outhouse)
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Viewing

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