



2 Taylor Road, Ashted, KT21 2HY
Guide price £525,000



MOTIVATED VENDORS WHO HAVE SECURED AND ONWARD PURCHASE WHICH IS END OF CHAIN.

On the market for the first time in 41 years is this welcoming family home, located in a sought after residential road, close to local schools, the mainline station and amenities, with lots of potential to extend and improve (stpp).

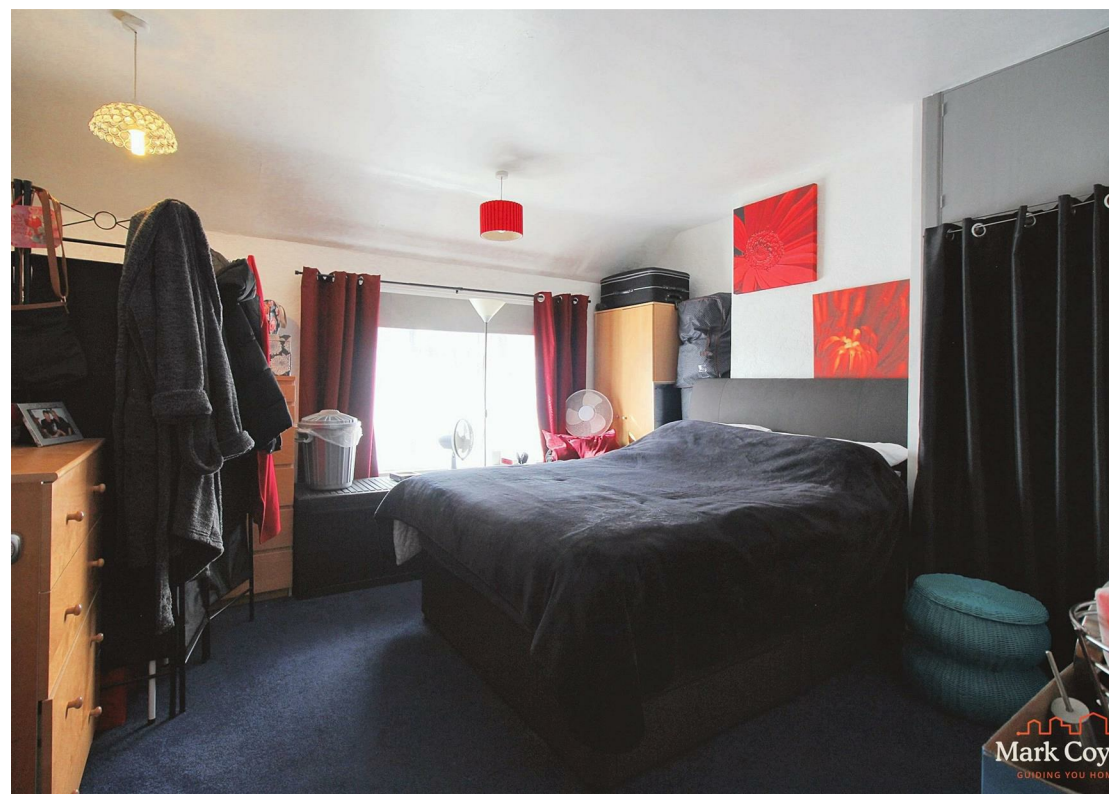
The current ground floor layout includes an entrance lobby, square living room with under stair storage, a fantastic full width kitchen/dining room, garden room with recently improved roof and a shower room with lots of natural light.

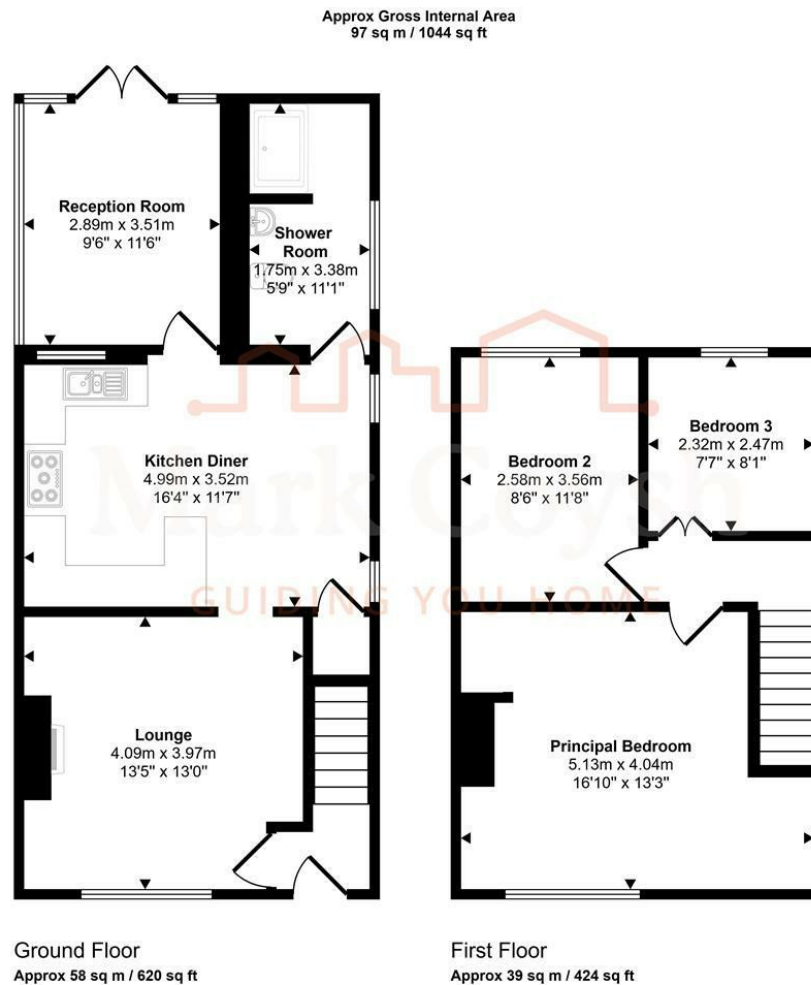
Upstairs there are currently three well proportioned bedrooms and access to a large loft space. The principle bedroom is of such a size, that an en suite bathroom could easily be added.

It is quite common for the these properties to have permission granted for partial double storey extensions to the rear and for the lofts to be converted (stpp). Plans for several examples can be viewed on the local councils planning portal.

The rear garden is of good length and includes a covered seating area, patio, side access to the front of the dwelling, space for a shed/summer house, a large lawned section with an adjacent path to the rear of the garden where there is a substantial outbuilding. This is currently used mainly for storage but could be converted into a home office, gym or treatment room. To the front there is off street parking for approx two vehicles.





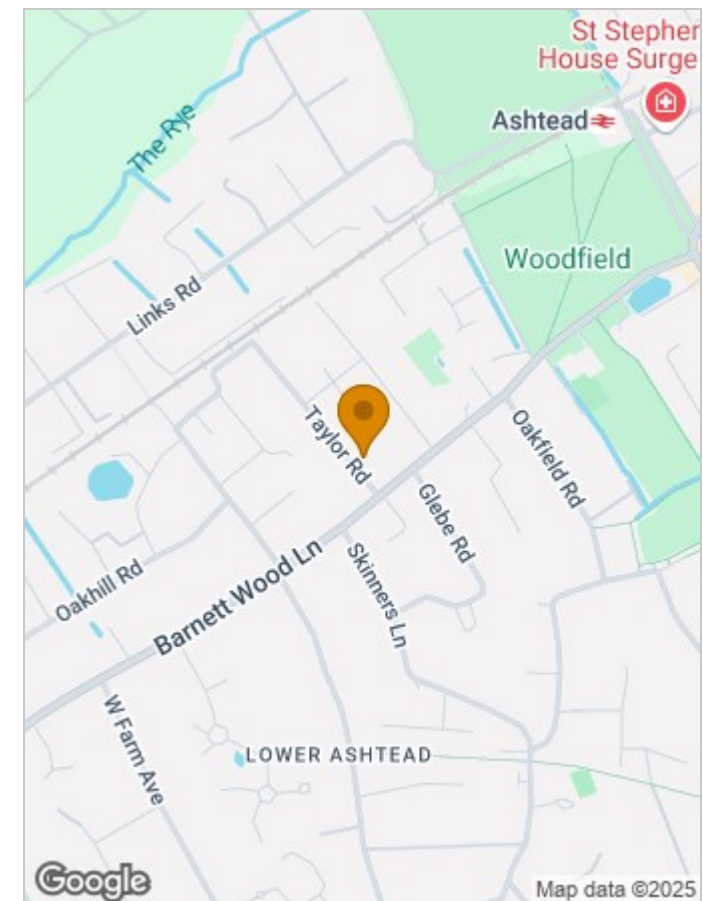


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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	