



62 Read Road, Ashted, KT21 2HS
Guide price £600,000

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An extremely light, bright family home offering a flexible layout and with further potential to extend (stpp). Located in a popular location, renowned for being well placed for key local school catchments, fluid transport links, close proximity to amenities and plentiful green spaces, commons and woodlands.

The current ground floor layout includes a handy enclosed porch, open hallway leading to the good size living room, a modern kitchen/diner, garden room, utility room with front access, shower room/WC and a home office with French doors to the garden.

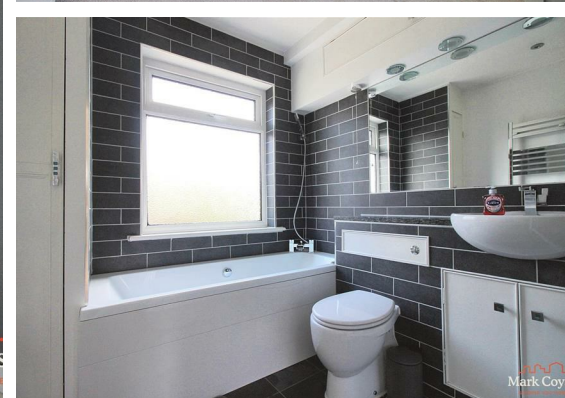
The first floor holds three well proportioned bedrooms, a luxury fitted family bathroom and access to a great size loft space, which again, could be converted into a further bedroom with en suite/dressing facilities (stpp).

The rear garden is beautifully established, with a selection of gorgeous trees and bushes, laid to lawn with a large sandstone patio area and hardstanding for the outbuilding, currently utilised as a second home office with power and light and two separate storage areas. This could easily be used as a gym, hobby or a kids games room.

To the front there is off street parking.

Ashteds Mainline Station is close by and links directly to Waterloo and Victoria, as well as multiple other connections into London. Junction 9 of the M25 is a short car journey away and the A3, A217 and A24 are easily accessible. Gatwick and Heathrow Airports are also mercifully close and the coast is approx 1 hour away. Ashted

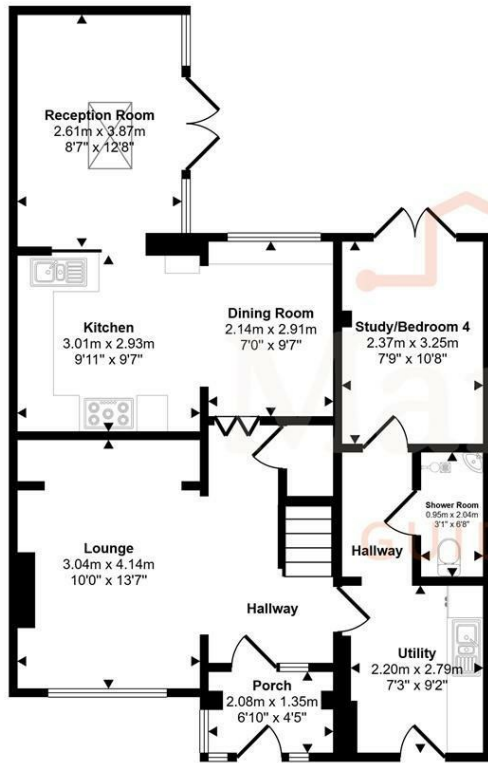




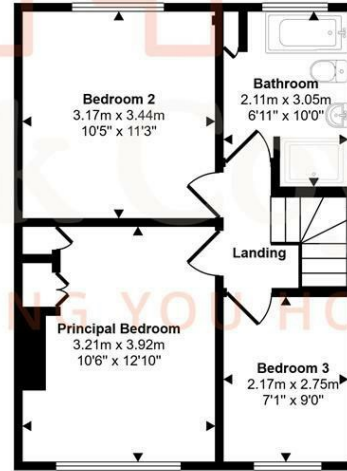
has a number of shopping options, mainly independent traders, however, there is also an M&S Foodhall, a Tesco Express and Morrisons Local.



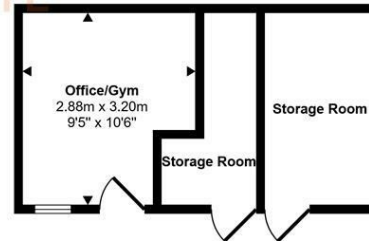
Approx Gross Internal Area
132 sq m / 1424 sq ft



Ground Floor
Approx 72 sq m / 773 sq ft

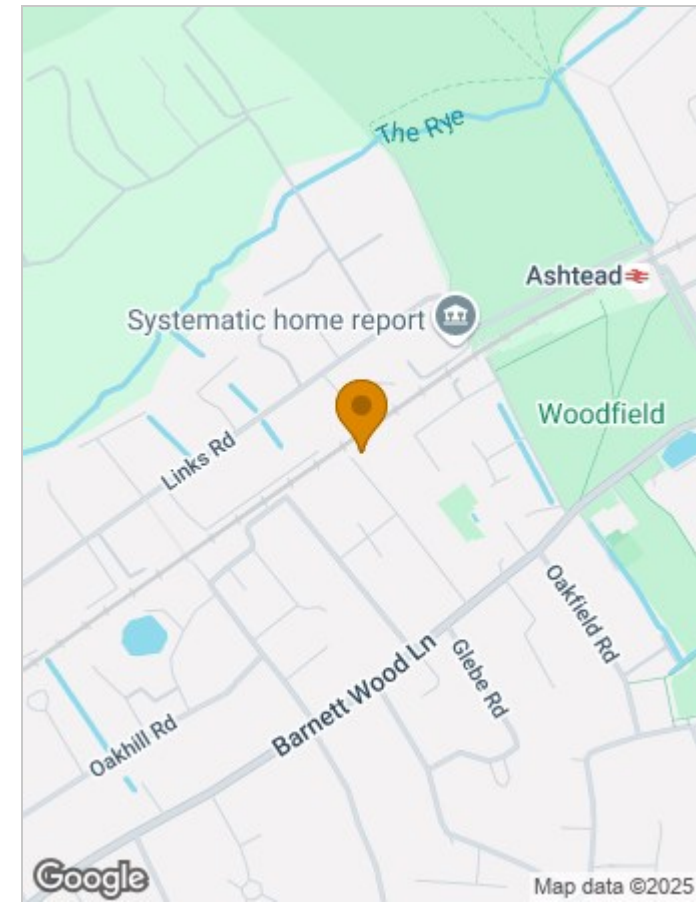


First Floor
Approx 42 sq m / 447 sq ft



Outbuildings
Approx 19 sq m / 203 sq ft

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		86
(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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