



63 Taylor Road, Ashted, KT21 2HZ
Guide price £600,000

 4  2  2  D

A thoughtfully extended family home with loft conversion, set in a popular residential road right in the heart of the charming village of Ashtead.

A generous ground floor space includes a welcoming entrance hall, a good sized family living room, and a modern kitchen with a bright open-plan dining room with double doors that open straight on to the patio and garden. There is also a handy utility room with space for a washer, a dryer and storage space, which leads onto a bathroom with lots of natural light.

The first floor has three well-proportioned bedrooms. These are currently used as two childrens' bedrooms overlooking the garden, and as a study/spare room. Additionally there is a separate toilet.

Finally, stairs lead to the peaceful converted-loft space where you will find the dual-aspect main bedroom. The bedroom enjoys views over the garden from the Juliet balcony and has a modern en-suite bathroom. The room has lots of storage, and an additional workspace.

The long, southwest-facing rear garden is a great family space. The patio leads on to an established garden with a large lawn and mature planted borders including fruit trees. At the end of the garden there is a children's play area and a shed. There is gated side-access to the front where there is a well-maintained driveway with off-street parking.

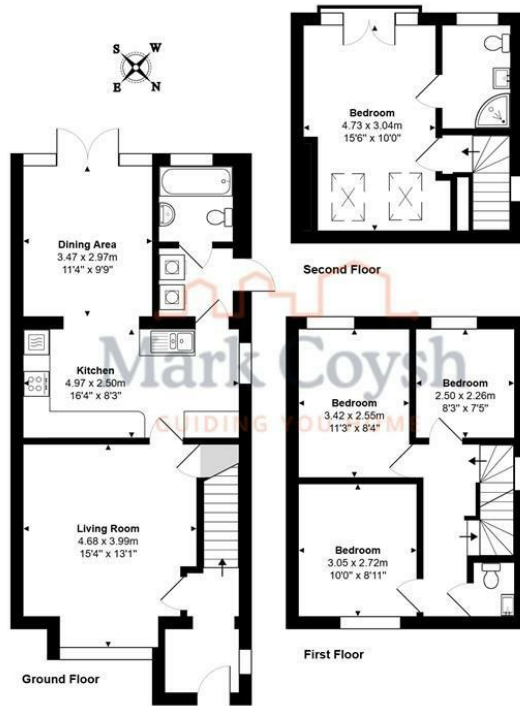
The local nursery and pre-school, both recently rated Outstanding by Ofsted, are very close. The local park is close-by with an excellent playground. Ashtead Common, perfect for exploring by running and cycling is nearby. There are nearby





shops at the end of the road on Barnett Wood Lane, including a newsagent and local butcher, and a local baker and Tesco Express on Craddocks Parade.

Ashted station is a short walk for easy commuting to Central London (both Waterloo and Victoria). Ashted Village is walkable and has many local independent shops, bars and cafés. Junction 9 of the M25, the A24, A217 and A3 are all a short car journey away.



63 Taylor Road, Ashtead
Total Area: 111.3 m² ... 1198 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.
All measurements are approximate and for display purposes only.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
No responsibility is taken for any error, omission, mis-statement or use of data shown.
The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.
Unauthorised reproduction prohibited.
© Still Moving London LTD (www.stillmovinglondon)



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.

