



54 Taylor Road, Ashted, KT21 2HY
Guide price £600,000

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A finely presented semi-detached family home, set in a popular centrally positioned location, close to the area's most sought after schools, walking distance to the mainline train station and a comfortable distance from all the available amenities, shops, clubs and green spaces the charming village of Ashted has to offer.

Current accommodation offers the handy addition of a porch, hallway, a good size square living room with under stair storage, a fantastic, light bright modern fitted kitchen with central island, leading into the dining space with skylight window and French doors to the garden, a separate utility space with access to the side of the house and a modern downstairs bathroom.

Upstairs there are two well proportioned double bedrooms, a good size single bedroom and the clever edition of an upstairs contemporary shower room with natural light. There is also access to a large loft space, which could be converted into further living space (stpp).

The rear garden is a fantastic length and great for an expanding family, equally, just as lovely for someone with green fingers! Mainly laid to lawn with a paved patio area and path, planted borders incorporating railway sleepers, space for a summer house and a stunning mature Oak (?) tree, offering a natural screen and much needed shade for those hot summer days.

To the front there is the enviable feature of a driveway, providing good off street parking and secure, gated side access to the rear garden.





Taylor Road is also a short car journey away from Junction 9 of the M25, giving easy access to Gatwick and Heathrow Airports, towards London and our beautiful coastline. Further road and bus links join the A24, A217 and A3. Surrey is well regarded for areas of stunning natural beauty, including Box Hill, Epsom Downs, Headley Heath, Norbury Park, Leith Hill (the highest point) and many more, all of which can be walked, run or cycled.





Ground Floor

First Floor

Taylor Road, Ashted
Total Area: 100.0 m² ... 1076 ft²
FOR ILLUSTRATIVE 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.

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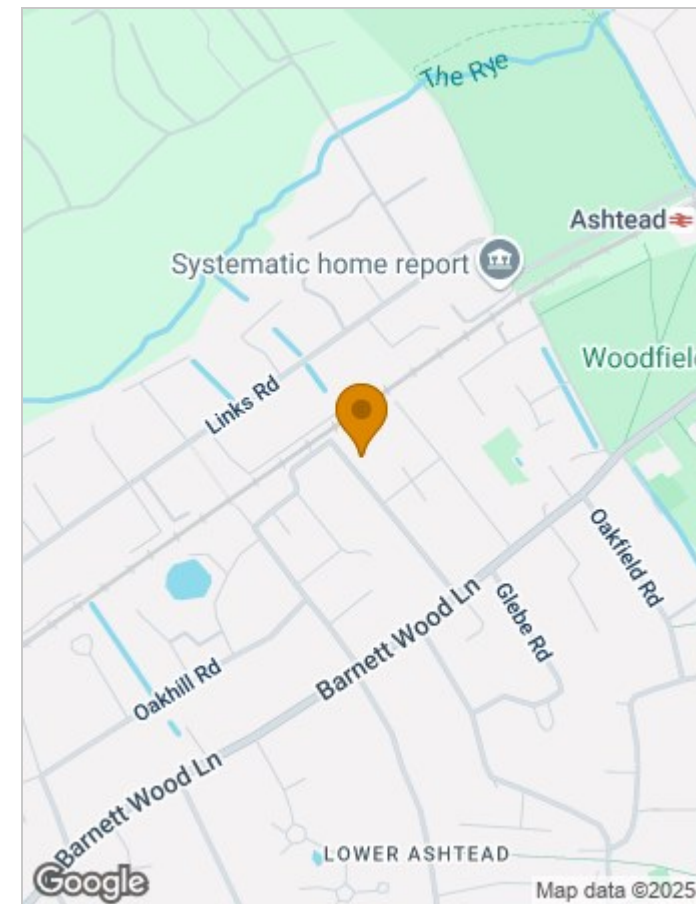
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Viewing

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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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	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	EU Directive 2002/91/EC

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