



63 Taylor Road, Ashted, KT21 2HZ
Guide price £635,000

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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

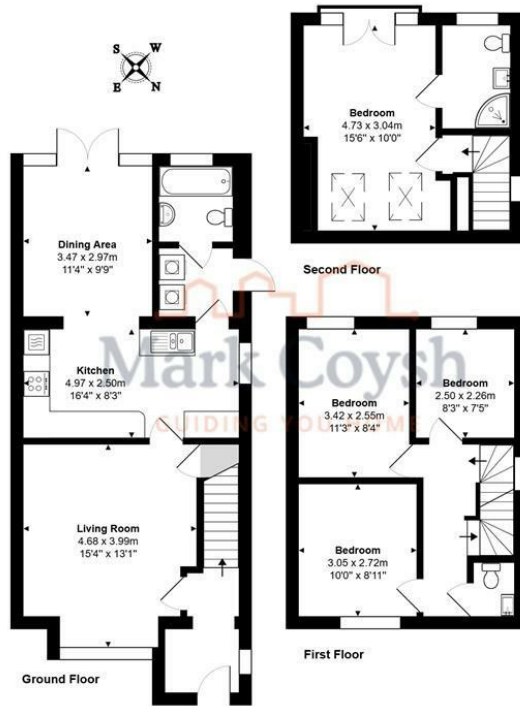




shops at the end of the road on Barnett Wood Lane, including a newsagent and local butcher, and a local baker and Tesco Express on Craddocks Parade.

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.



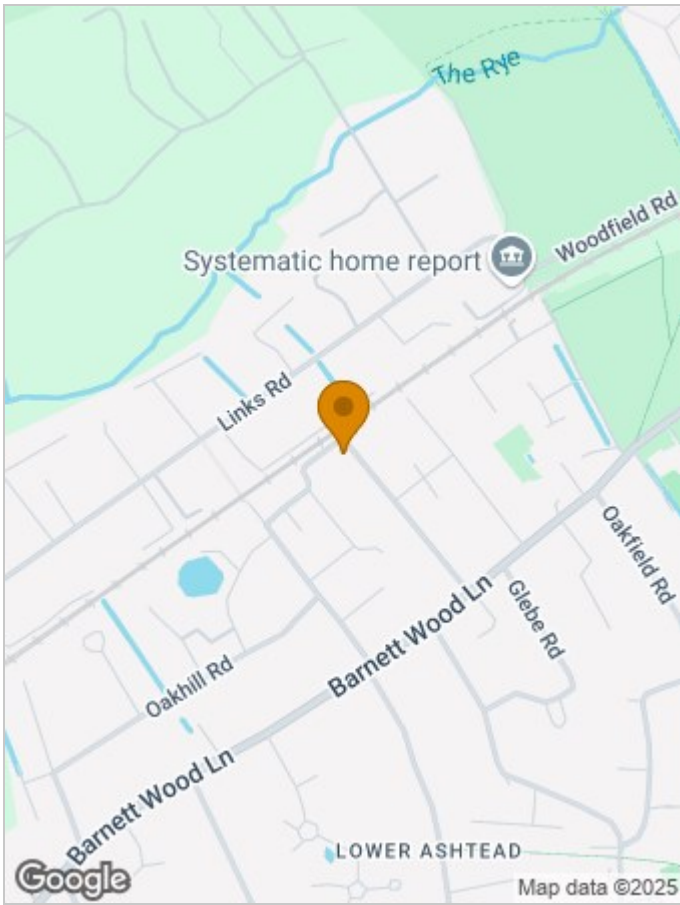


63 Taylor Road, Ashtead
Total Area: 111.3 m² ... 1198 ft²
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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 | |

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