



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

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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.

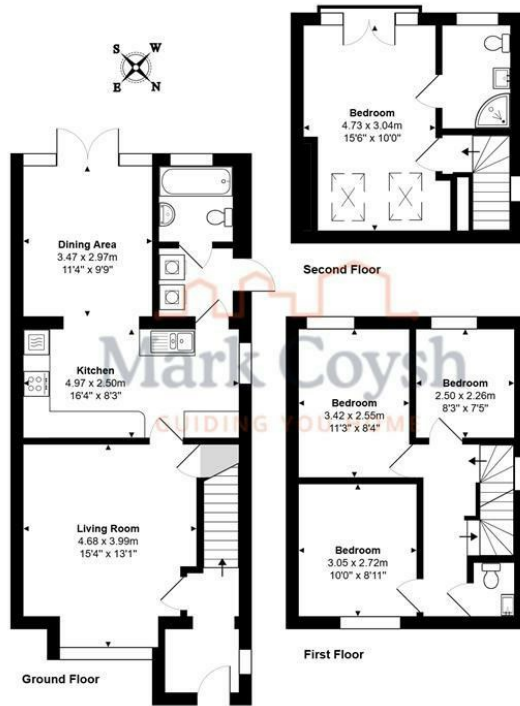
The local nursery and pre-school, both recently rated Outstanding by Ofsted, are very close. The local park is close-by with an excellent playground. Ashtead Common, perfect for exploring by running and cycling is nearby. There are nearby





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.

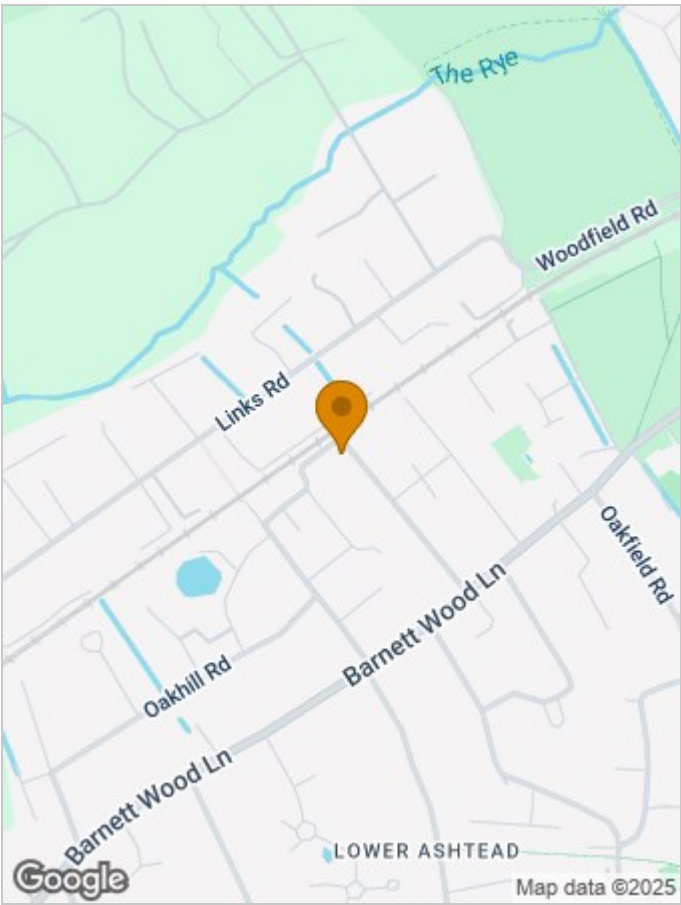


63 Taylor Road, Ashtead
Total Area: 111.3 m² ... 1198 ft²
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Viewing

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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