



24 Read Road, Ashted, KT21 2HS
Guide price £700,000

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An extended and absolutely stunning semi-detached family home, located in a popular residential road in Ashted, Surrey, close to the mainline station, handy local shops, many sought after state and public schools and some beautiful parks, commons and woodlands.

The front door opens into a really good size hallway, to the left there is a flexible space which incorporates a downstairs WC and to the right there is a cosy family room with a bespoke internal window to let the light flow from front to back. The hallway then opens up into an absolutely breathtaking open plan kitchen/dining/living space, extended to the rear, with bi folding doors the garden and plenty of storage cupboards, preparation surfaces and a breakfast bar. This awesome space is concluded with a separate utility room with side access.

The original house has also benefited from an impressive double storey side and rear extension, which ultimately delivers four really good size double bedrooms upstairs, with a lavish en suite shower room to the principle and a luxury family bathroom. It is also worth mentioning that three of the four bedrooms come with fitted wardrobes.

The rear garden is a really good length and includes a paved patio area, long lawn section and a shed and a summer/wendy house. There is more than enough space on offer for an incoming buyer to erect an outbuilding for an office, treatment room or gym.

To the front there is a driveway with off street parking, which can comfortably fit three average sized cars.





As well as the aforementioned above, Ashted enjoys easy access to Junction 9 of the M25, linking to Gatwick and Heathrow Airports, back into the city and the other direction towards the countryside and the coast. The main shopping and social facilities can be found in the village, where there is a great mix of independent traders and well known brands to choose from.



Read Road, Ashted
 Total Area: 153.4 m² ... 1651 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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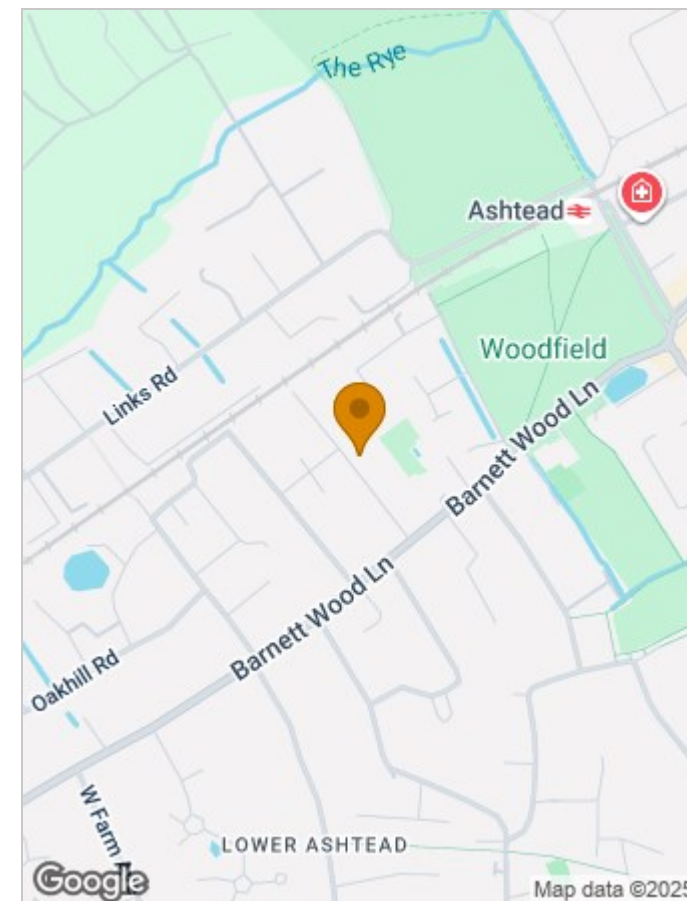
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Viewing

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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		76	81
		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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