



50, Taylor Road, Ashted, Surrey, KT21 2HY

£385,000 Freehold

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**Tudor House, 66 The Street, Ashted
Surrey KT21 1AW**

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www.patrickgardner.com

- Extended Semi-Detached Home
- Convenient Location for Station & Shops
- Open Plan Kitchen/ Breakfast/ Family Room
- Separate Living Room
- Utility Room & Cloakroom
- Two Bedrooms & Bathroom on First Floor
- Two Further Bedrooms on Second Floor
- Rear Garden Extending to 90' (approx)
- Forecourt Parking
- EPC Rating D and Council Tax Band D

The Property Extended by the current owners to a high standard to provide superb accommodation arranged over three floors and presented in excellent order and featuring double glazing and gas heating.

The ground floor accommodation comprises a good sized sitting room with wood effect laminate flooring and book shelving opening into a spacious open plan kitchen/breakfast/family room. The kitchen includes a range of white high gloss base cupboards and drawers, beech effect worktop surface with space for a cooking range, space for upright fridge and separate freezer and integrated dishwasher. The kitchen opens into an 'L' shaped breakfast/family room with further laminate flooring and doors onto the rear garden. Off the breakfast room the ground floor accommodation is complemented by a useful utility room and cloakroom.

Upstairs the property benefits from a principal bedroom with fitted cupboards, bedroom 2 and a superb family bathroom with w.c and shower. Further accommodation can be found on the second floor with two further bedrooms (originally one) with sloping ceilings.

Outside the front of the property provides hard standing for two cars. The rear garden is mainly laid to lawn and in all extends to approximately 90' with a timber garden store/workshop to the rear.

Situation

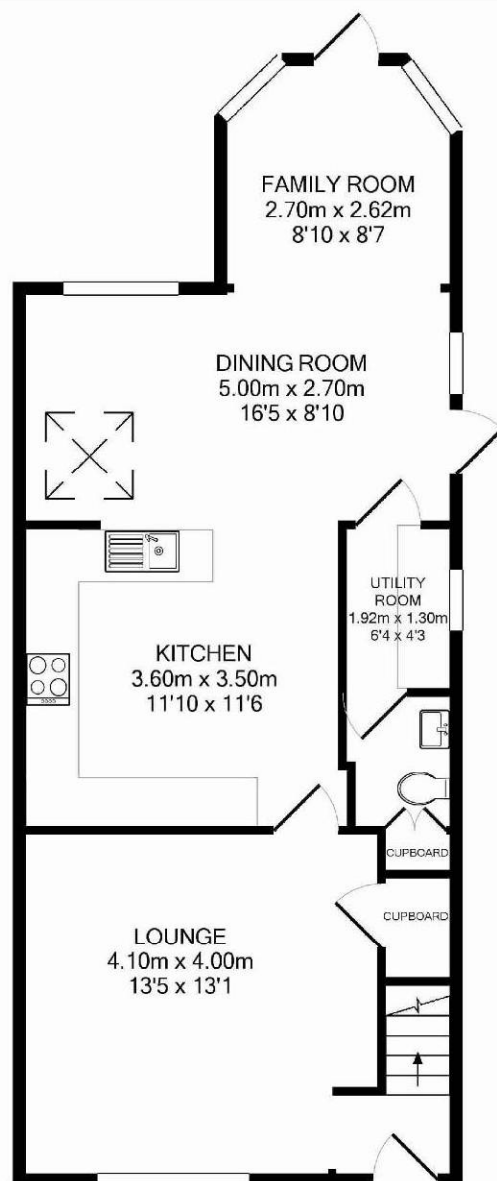
The property is situated in a convenient location within walking distance of excellent local shops at Barnett Wood Lane and Craddocks Parade and Ashted's mainline station which provides services to London Waterloo, London Bridge and Victoria.

The area abounds a wealth of open Green belt including Ashted Common Nature reserve and Ashted Park.

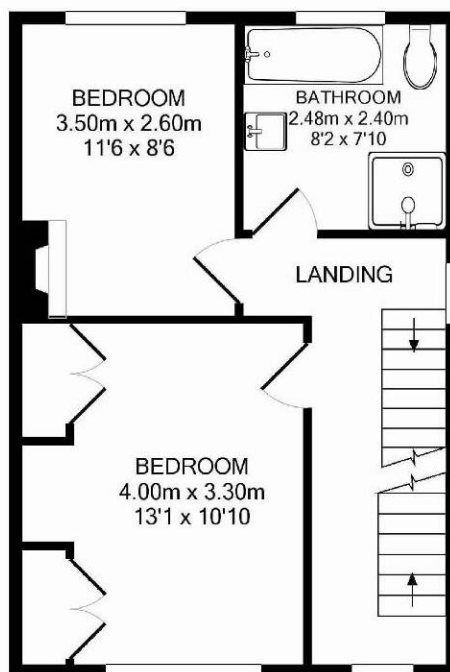
Highly regarded local schools both state and private nearby include Barnett Wood Infant's School, The Greville School and Downsends Lodge.

A choice of recreational pursuits nearby include Ashted Football Club, Cricket Club and Squash Club located in Skinners lane. Further field both Tyrrells Wood and Patchesham Park golf clubs can be found in Leatherhead respectively.

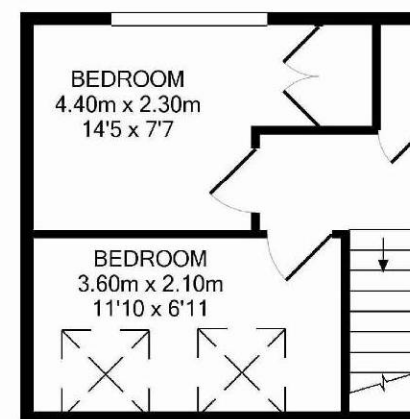




Ground Floor
Approx. Floor
Area 57.7 Sq.M.
(622 Sq.Ft.)



1st Floor
Approx. Floor
Area 37.5 Sq.M.
(403 Sq.Ft.)



2nd Floor
Approx. Floor
Area 20.8 Sq.M.
(224 Sq.Ft.)

Total Approx. Floor Area 116.0 Sq.M. (1248 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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