



57 Culverhay, Ashted, KT21 1PS
Guide price £700,000



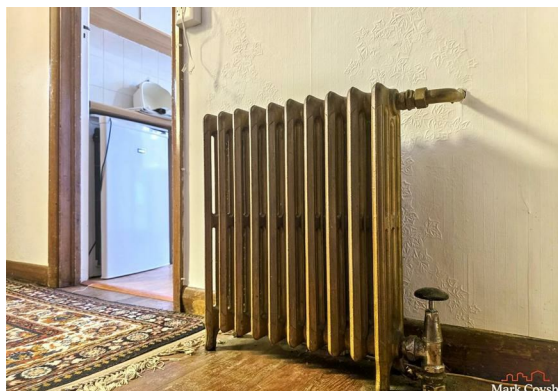
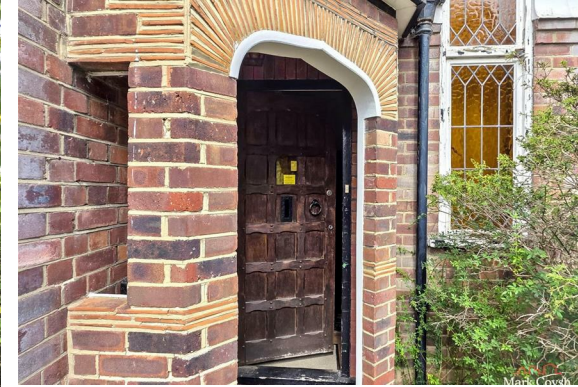
An unmistakably 'Berg'-style and extremely sought-after semi-detached family home in need of full modernisation throughout, located on a quiet residential road in leafy Ashted Village.

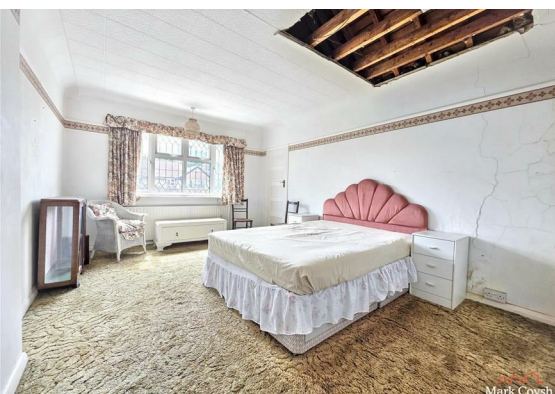
The current layout consists of a characterful storm porch with an original Oak front door, a good-sized entrance hallway with a feature window, original wood panelling, and under-stairs storage. There is a well-proportioned front reception room with high ceilings and a bay window, a fitted kitchen with side access, and a full-width second reception room featuring a stunning authentic fireplace with stained-glass windows to the side and French doors to the garden.

Upstairs, there are three good-sized bedrooms, two of which have suffered some historical damage. The first floor is completed by a bathroom and a separate WC. Typical of this style of home, there is a deep eaves cupboard, which many of the neighbours have converted into a further bedroom and/or second bathroom. In fact, this home lends itself to several extension possibilities (STPP), and it would be recommended to seek advice from a local architect to fully understand the vast potential of this family home.

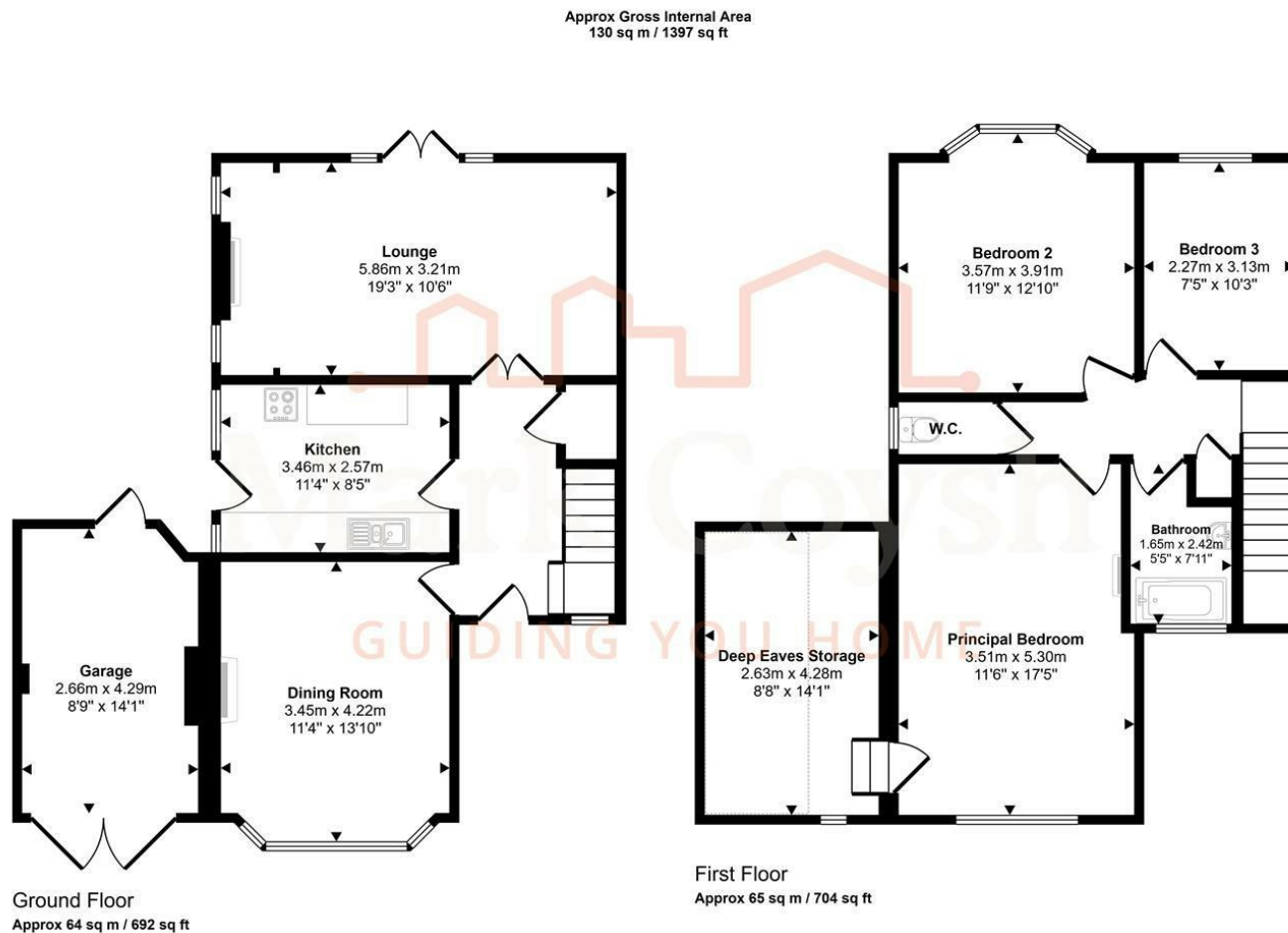
To the rear, there is a long and well-established garden, mainly laid to lawn with a selection of pine and fruit trees, a patio, side access to the front of the dwelling, and rear access to the garage. To the front, there is off-street parking.

Culverhay is a superb location, minutes away from both the mainline station, the beautiful Ashted Common, and the local parade of shops. Many of the local schools are within walking distance, as





well as the doctors, the library, sports clubs, cafes, and pubs. Depending on how long your legs are, the main village is approximately a 20-minute walk away, where you will find a splendid selection of independent traders covering all your day-to-day needs and wants. Failing that, we also have an M&S Foodhall, a Co-op, and a Tesco Express.

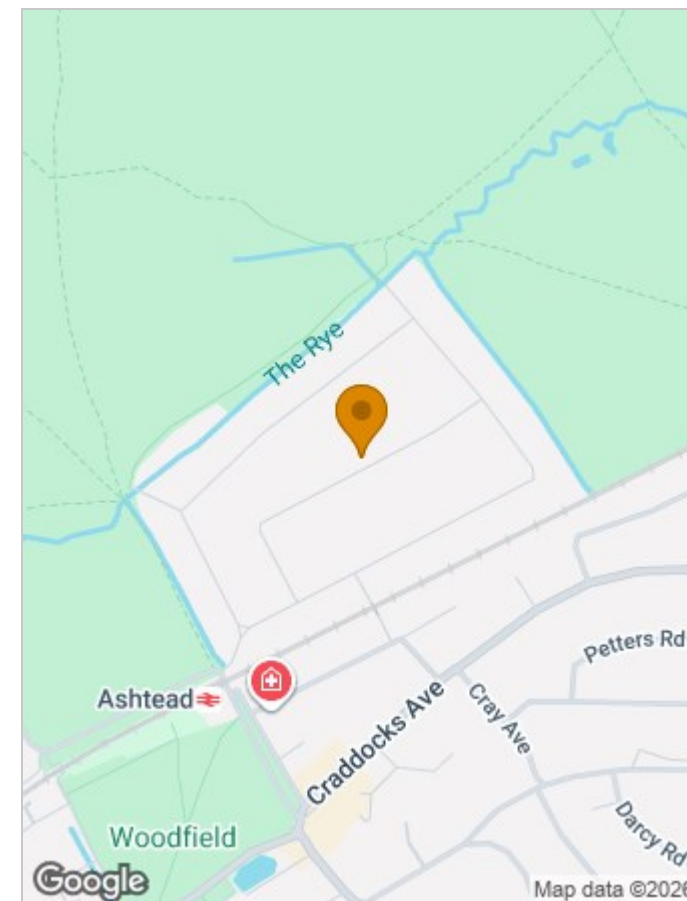


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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	

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	