



Jackie Quinn
estate agents

19 Caenwood Road, Ashted

Guide Price **£470,000**

A two bedroom characterful cottage with a garage and parking situated in a popular road offering easy access to both Ashted and Leatherhead.

The ground floor of the property comprises a well equipped kitchen and a large, dual aspect, reception room with doors opening into a conservatory. Upstairs are two double bedrooms and a bathroom.

Externally, the delightful rear garden enjoys a south westerly aspect with views over paddocks and has a patio area ideal for relaxing and al fresco dining.

Ideally placed for access to both Ashted and Leatherhead, the property is within easy reach of many sought after schools including Barnett Wood Infant School, West Ashted Primary School, Therfield and St Andrews. Train stations at Ashted and Leatherhead are easily accessible as is Junction 9 of the M25 with its excellent links to Heathrow and Gatwick airports in approximately thirty minutes.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

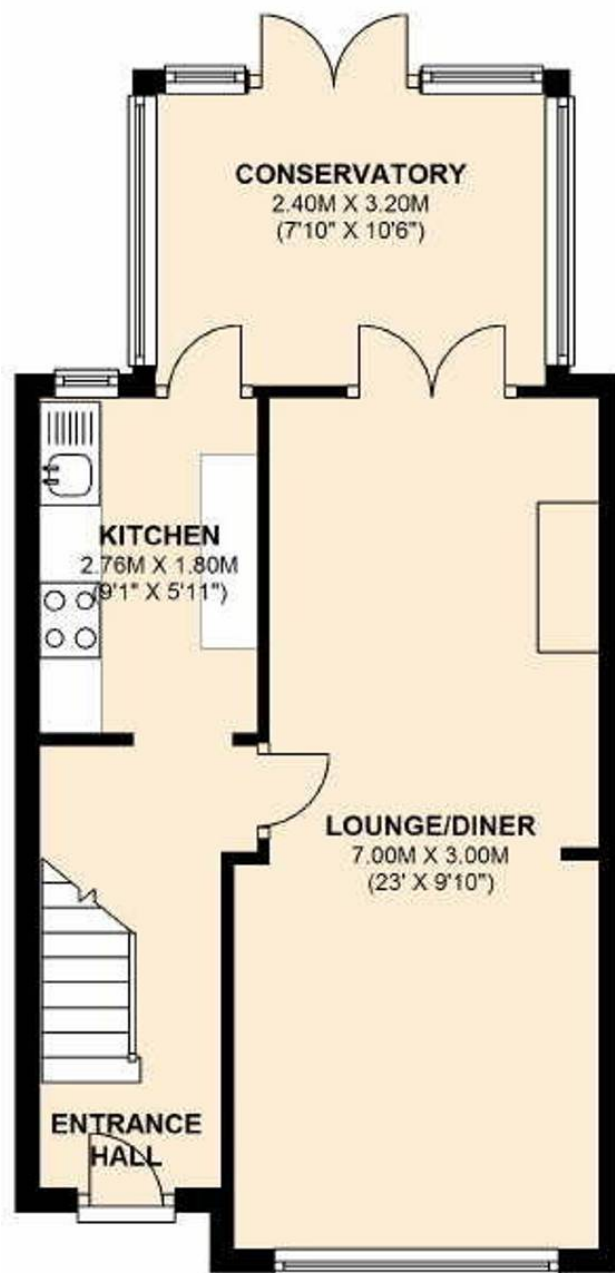
- Two double bedroom cottage
- Garage
- Conservatory
- Open plan lounge/dining room





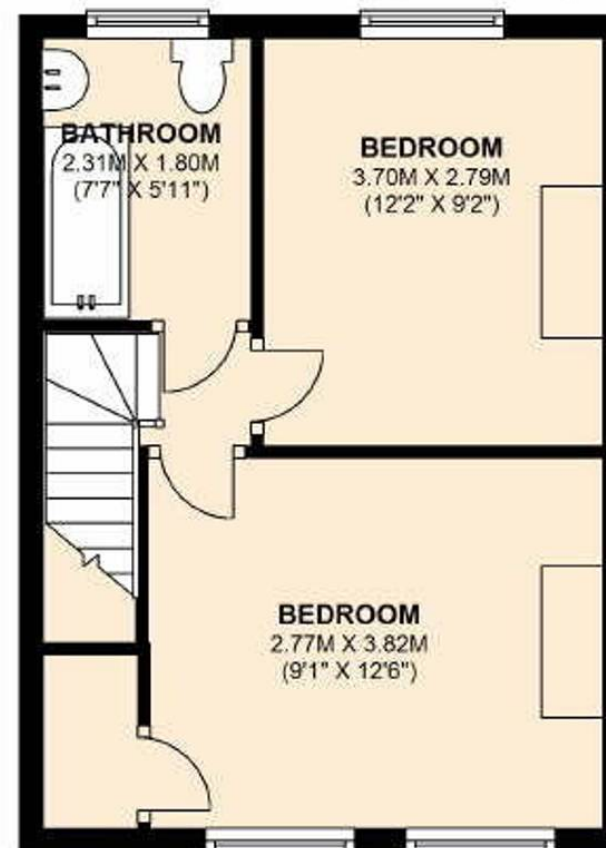
GROUND FLOOR

APPROX. 38.2 SQ. METRES (411.0 SQ. FEET)



FIRST FLOOR

APPROX. 29.9 SQ. METRES (321.7 SQ. FEET)



TOTAL AREA: APPROX. 68.1 SQ. METRES (732.8 SQ. FEET)



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