



**Jackie Quinn**  
estate agents

**39 Caenwood Road, Ashtead**

Guide Price **£600,000**

A beautifully modernised and extended end of terrace home offering stylish, contemporary living with the perfect balance of space, comfort and practicality and enjoying stunning open views across fields to the rear.

Immaculately presented throughout, the heart of the home is the impressive, modern kitchen, thoughtfully designed with both everyday living and entertaining in mind. There are two reception rooms, a dining room and welcoming living room, all creating a bright and sociable living space ideal for family life. There is also a downstairs family bathroom. Upstairs, the property has three bedrooms. The main bedroom overlooks the front aspect while bedrooms two and three enjoy views over the fields beyond and benefit from integrated storage, maximising space and functionality.

Externally, the property has a beautifully maintained rear garden, perfect for relaxing or entertaining. A standout feature is the versatile garden cabin, currently arranged as a stylish bar/games room, creating a fantastic space to enjoy with family and friends. This could easily be adapted to suit a variety of needs, whether as a home office, gym, studio or hobby room.

Further benefits include convenient off road parking to the rear of the property, adding to the home's practicality.

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, 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.

Combining modern finishes, generous living accommodation, excellent outdoor entertaining space and delightful countryside views, this superb home is an ideal choice for families, professionals and those looking for a property ready to move straight into.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





**Approximate Gross Internal Area 1209 sq ft - 112.3128 sq m  
(Excluding Outbuilding)**

Ground Floor Area 758 sq ft – 70.4147 sq m

First Floor Area 451 sq ft – 41.8981 sq m

Outbuilding Area 305 sq ft – 28.3656 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • [ashted@jackiequinn.co.uk](mailto:ashted@jackiequinn.co.uk) • [www.jackiequinn.co.uk/](http://www.jackiequinn.co.uk/)

Jackie Quinn Estate Agents Ltd. Company number 3043609



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