



**Jackie Quinn**  
estate agents

**35 Gladstone Road, Ashtead**

Guide Price **£685,000**

Nestled within a peaceful cul-de-sac in the highly sought after Ashted Lanes, this charming Victorian cottage effortlessly combines period character with contemporary living. Beautifully presented throughout, the property has been thoughtfully enhanced to create an elegant home arranged over three spacious floors, offering both flexibility and comfort for modern family life.

The ground floor boasts a versatile selection of reception spaces, ideal for both everyday living and entertaining, alongside a well appointed modern kitchen and a convenient cloakroom. On the first floor are two generous double bedrooms, complemented by a stylish Jack and Jill family bathroom. Occupying the entirety of the second floor, the superb principal suite provides a tranquil retreat, featuring a delightful Juliet balcony with an attractive outlook, a luxurious ensuite wet room, and ample eaves storage.

Outside, the attractive rear garden is mainly laid to lawn with a patio area perfectly positioned for al fresco dining and outdoor entertaining, creating an inviting setting to enjoy throughout the warmer months.

Combining timeless Victorian charm with thoughtfully designed modern accommodation, this delightful home enjoys a prime position within one of Ashted's most desirable residential locations.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming Victorian cottage in the sought after lanes area of Ashted
- Master bedroom with ensuite and Juliet balcony with attractive outlook
- Flexible accommodation with three reception rooms
- Jack & Jill family bathroom
- Extended and beautifully arranged over three floors
- Character features combined with modern living
- Conveniently located for local amenities, schools, and transport links



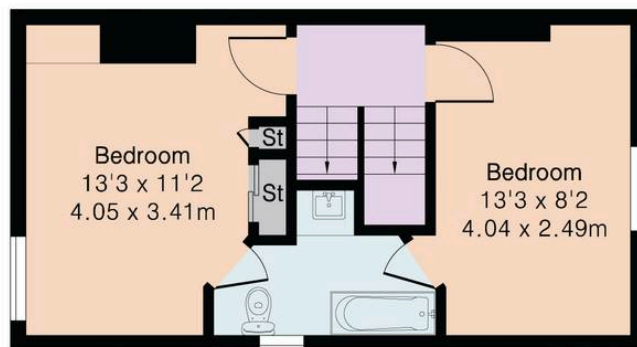


# Approximate Gross Internal Area 1269 sq ft - 117.9644 sq m

Ground Floor Area 636 sq ft – 59.0925 sq m

First Floor Area 342 sq ft – 31.7948 sq m

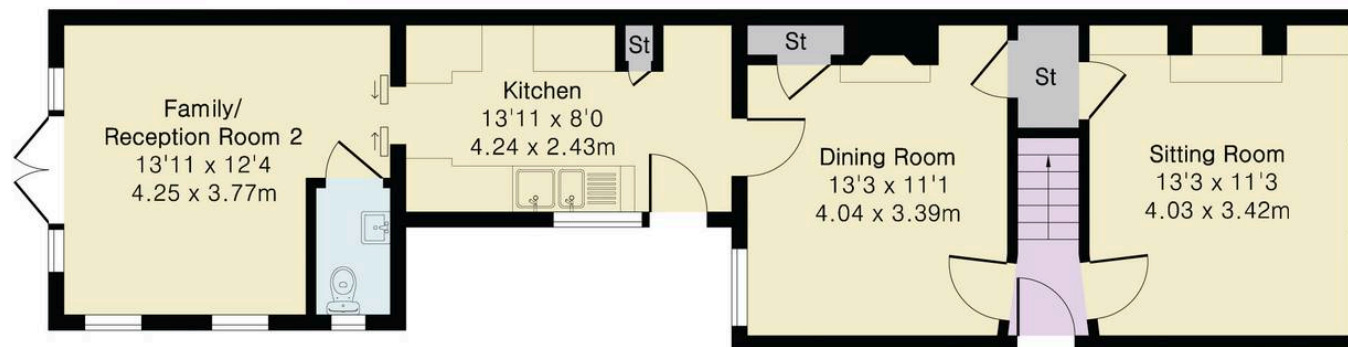
Second Floor Area 291 sq ft – 27.0771 sq m



First Floor



Second Floor



Ground Floor



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

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