



22 Caenwood Road, Ashted, KT21 2JE
Guide price £700,000

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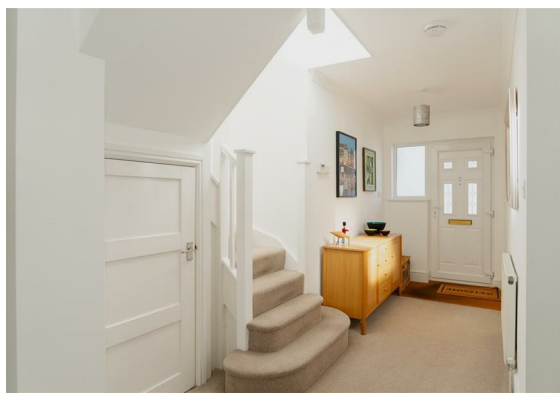
An extended and immaculately presented semi-detached family home, nestled at the end of a residential cul-de-sac in the beautiful village of Ashted, Surrey.

Due to the space added by the current owners, you are welcomed into the property by a fantastic, light-filled hallway with ample storage. This leads to the essential downstairs cloakroom, a practical home office, and a well-proportioned living room. The ground floor is completed by a stunning open-plan kitchen, dining, and family room, featuring a pitched ceiling and fabulous bi-fold doors that open onto the rear garden.

Upstairs, the cleverly designed extension provides three double bedrooms, including a luxury en-suite to the principal bedroom and a lavish family bathroom. Typically, these houses were originally built as two doubles and a single. There is also a large loft space which could be easily converted (STPP) to provide further living accommodation.

The rear garden has been beautifully established over decades, featuring a paved patio, a good-sized lawn, and a covered bench from which to enjoy the wide variety of flowers, shrubs, and trees. To the front, there is an integral garage and off-street parking that comfortably fits two cars.

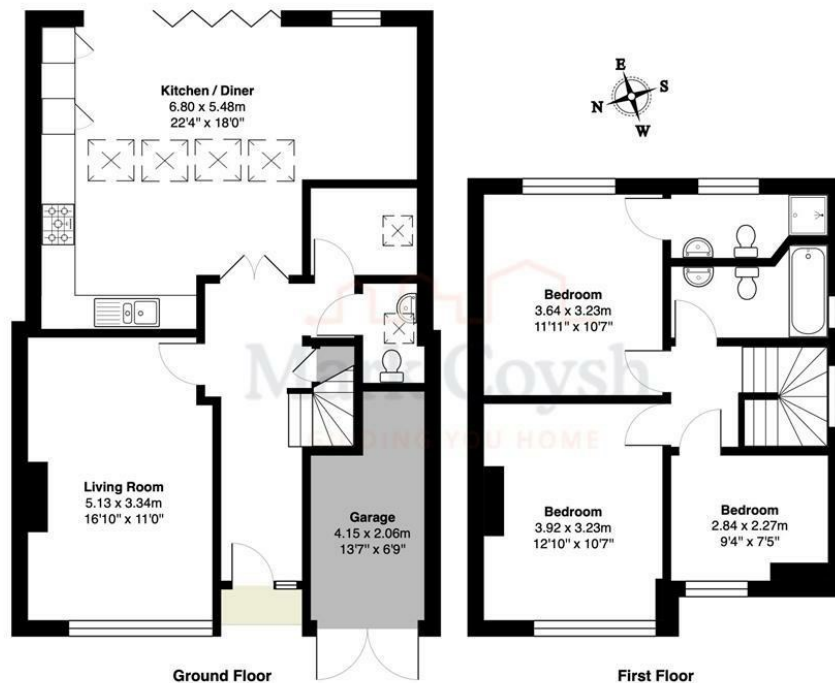
Caenwood Road is conveniently located near many highly regarded local schools—one of the primary reasons buyers relocate to the area. The village also boasts fantastic transport links, including a mainline station, Junction 9 of the M25 (providing access to Gatwick and Heathrow), and several A-roads leading





into the city. Ashted and its surroundings are blessed with multiple Areas of Outstanding Natural Beauty, including Box Hill, Epsom Downs, Leith Hill, and Headley Heath. With many trails ideal for walking, running, and cycling, some might say it's simply perfect—and I am one of them!





Caen Wood Road, Ashted
Total Area: 121.3 m² ... 1305 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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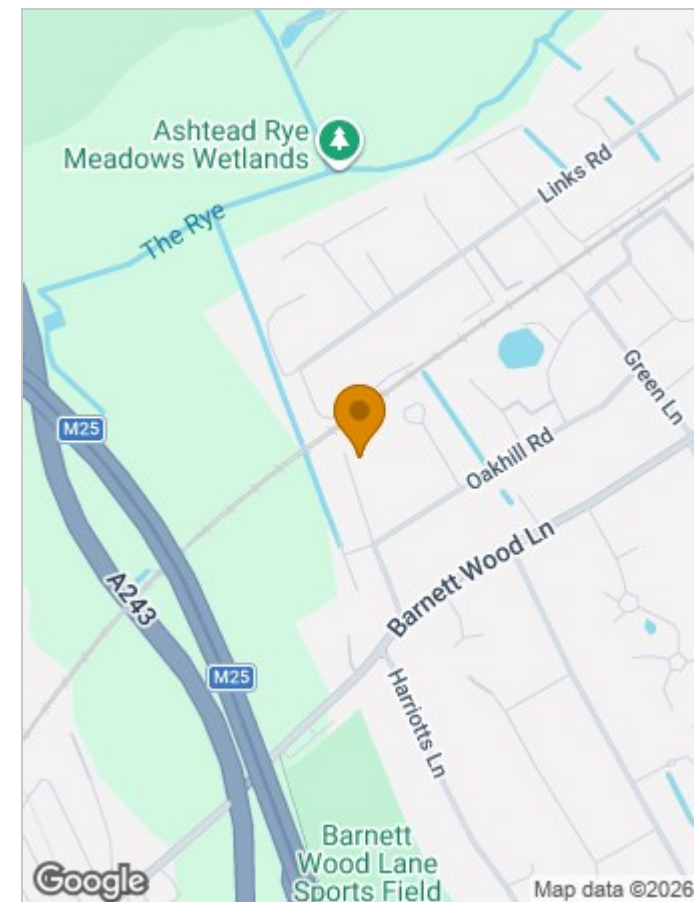
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Viewing

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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		66	83
		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	