



Ruden Way, Epsom | £1,175,000

SENSATIONAL DETACHED FAMILY HOME FINISHED TO THE HIGHEST OF ORDERS THROUGHOUT – Set on a well-regarded tree lined road on the cusp of the World famous Epsom Downs, is this wonderful family home that has been upgraded to a fantastic standard. Boasting plenty of natural light, spacious rooms, CAT 6 cabling, internet and TV points in every room, this house has been cleverly designed with no stone left unturned. The ground floor boasts a spacious entrance hall with engineered oak flooring throughout, fantastic lounge with engineered oak flooring, fully tiled walk in shower room with vanity unit, utility room with units and finally, a stunning open plan kitchen diner with bi-fold doors across the full width of the house that overlook the

- Substantial Detached House
- Off Street Parking & Garage
- Four Bathrooms
- Further Reception Room
- Broadband & TV Points In Every Room
- Stunning Order Throughout
- Five Bedrooms
- Sensational Kitchen Diner
- CAT 6 Wiring Throughout
- E.P.C. Rating C

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The Cairds Estate Agents registered office: Maria House, 35 Millers Road, Brighton, East Sussex, BN1 5NP. Cairds (Epsom) Limited company number: 07048853. Director: S A Caird FNAEA MARLA.

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FRONT OF PROPERTY

Off street car parking via block paved driveway for 4-5 cars, access to garage, drainage, raised timber decking landscaped lawn area, flowerbeds, white stone area offering further off street parking, further flowerbeds, side access leading to rear of property, reached via porch way.

PORCH WAY

Outside lighting x2, sandstone effect sandstone tiles, video entry phone system, doorbell, double Oak wooden doors with stainless steel door handles to front aspect.

ENTRANCE HALLWAY

Engineered oak flooring, spotlights, alarm panels, mains operated smoke alarm, access to lounge, access to downstairs shower room, access to kitchen diner via double wooden doors, engineered wooden staircase with glass balustrades leading to first floor, underfloor heating.

LOUNGE

Double glazed front aspect window, spotlights throughout, solid engineered wood flooring underfloor heating, plugs for wall mounted T.V., CAT6 cable, telephone socket, T.V. socket and broadband socket.

DOWNSTAIRS SHOWER ROOM

Low level flush W.C., washbasin with mixer tap and below vanity unit and integrated mirror, chrome heated towel rail, ceramic tiling with underfloor heating, spotlights, extractor fan, walk-in shower cubicle with wall mounted mixer taps, a raindrop shower head and further chrome handheld shower head.

KITCHEN DINER

Double glazed bi-folding doors to rear aspect overlooking the landscaped garden, ceramic tiles throughout, touch screen video phone entry system, underfloor heating, spotlights, mains operated smoke alarm, a range of high white matt storage units with quartz work tops, smoked oak wood effect surfaces and units, further floor to ceiling storage units with integrated Bosch fridge freezer, integrated Neff oven, integrated Neff microwave combination oven with below drawer, island with breakfast bar, integrated Neff dishwasher, integrated Neff induction hob with above Faber extractor hood, sink with industrial mixer tap, CAT6 cable, access to utility room.

UTILITY ROOM

Housing the brand new Worcester Bosch boiler, Mega flow system, space

and plumbing for washing machine, tumble dryer, a range of base storage units with work surface, control for heating, spotlights, extractor fan, engineered wood flooring, CAT6 cable, fuse box.

FIRST FLOOR LANDING

Reached via solid engineered wood staircase with glass balustrades, further touch screen video phone entry system, spotlights, engineered wood flooring, access to all bedrooms, access to loft, spotlights, mains operated smoke alarm, panic button.

BEDROOM ONE

Double glazed front aspect window, radiator, engineered wood flooring, spotlights, access to en suite, CAT6 cable.

BEDROOM ONE EN SUITE

Double glazed obscure window to front aspect, low level flush W.C., chrome heated towel rail, washbasin with mixer tap and below vanity unit with integrated mirror, spotlights, extractor fan, walk-in shower cubicle, with shower tray, wall mounted mixer tap, raindrop shower head and further chrome handheld shower attachment, fully ceramic tiled floors and walls.

BEDROOM TWO

Double glazed front aspect window, radiator, engineered wood flooring, access to en suite, CAT6 cable.

EN SUITE

Double glazed obscure rear aspect window, ceramic tiled flooring, chrome heated towel rail, low level flush W.C., washbasin with mixer tap and below vanity unit with mirror, spotlights extractor fan, walk-in shower cubicle with shower tray, part-tiled walls, wall mounted mixer taps, raindrop shower head and further handheld shower attachment.

BEDROOM THREE

Double glazed window to rear aspect, engineered wood flooring, spotlights, radiator, CAT6 cable.

BEDROOM FOUR

Double glazed window to rear aspect, engineered wood flooring, spotlights, radiator, CAT6 cable.

BEDROOM FIVE

Double glazed windows to rear aspect, spotlights, radiator, engineered wood flooring, CAT6 cable.

GARDEN

Side access, patio area leading to laid lawn, mature shrubs and trees, large storage sheds, fence enclosed.

GARAGE

Electric door with power and light.

FLOOR PLANS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Cairds and no guarantee as to their operating ability or their efficiency can be given.

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RUDEN WAY, EPSOM



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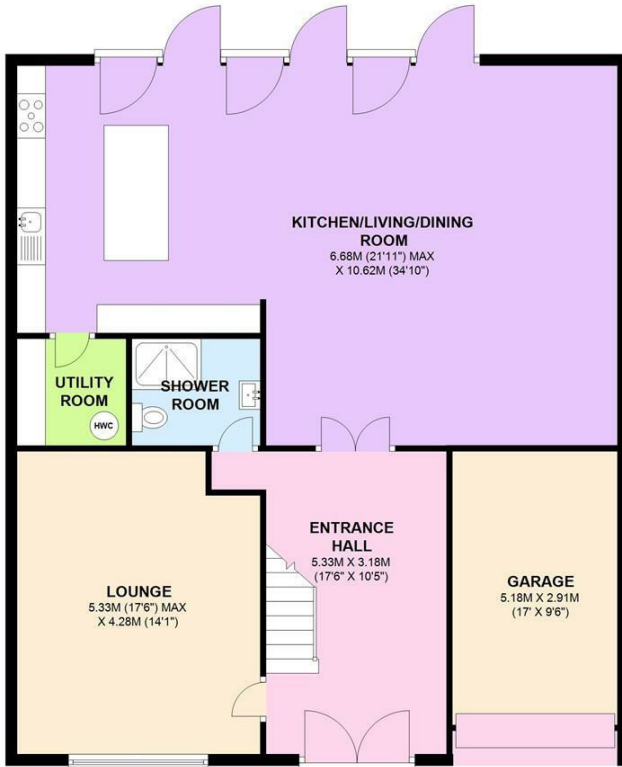
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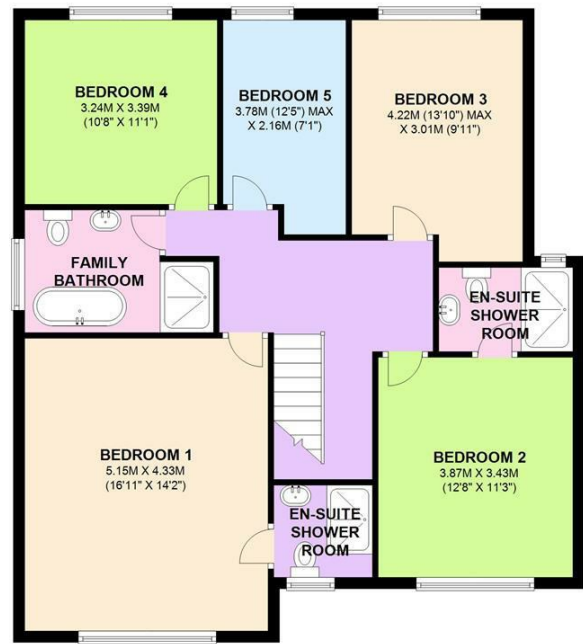
GROUND FLOOR

APPROX. 129.3 SQ. METRES (1391.4 SQ. FEET)



FIRST FLOOR

APPROX. 94.8 SQ. METRES (1020.4 SQ. FEET)



TOTAL AREA: APPROX. 224.1 SQ. METRES (2411.8 SQ. FEET)

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		76	85
	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			
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