



Ruden Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £725,000 Freehold

- No ongoing chain
- Set on 0.23 of an acre plot
- Superb 246ft x 32ft rear garden
- Periphery of world famous Epsom Downs
- Just a short walk from station & shops
- Three generous bedrooms & loft room
- Modern family shower room & W.C
- Two generous reception rooms
- Kitchen, utility room & downstairs W.C
- Driveway, garage & huge scope to extend



**\*\*No Chain\*\*** Set within a highly desirable tree lined road on the periphery of the Epsom Downs, this attractive semi-detached family home is set on 0.23 of an acre plot and warrants immediate inspection to fully appreciate its fantastic position, flexible accommodation and further potential it offers.

The property benefits from a great rear garden that measures approximately 246 ft in length and has a good sized frontage with ample off street parking on the driveway.

Ruden Way is a much requested and sought after road with easy access to Epsom Downs railway station, which is just a 6 minute walk away (0.3 miles). The local convenience stores are just around the corner and the green open spaces of Epsom Downs can be found at the end of the road.

Whilst it is undeniable that the property requires some updating, we believe that this home offers the perfect

opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. There are two separate reception rooms which are currently being used as a living room and a dining room with the former overlooking the vast garden. The ground floor is completed by a kitchen with breakfast bar, utility room and downstairs cloakroom.

On the first floor there are three generous bedrooms, modern family shower room, separate W.C and access to the useful loft room. One of the key parts to this property is the approx 246ft x 32ft rear garden which is a haven for wildlife and enjoys a

great deal of privacy. To the front there is a large driveway with off street parking for several cars and a garage to the side.

The scope that this property offers to extend is huge and you could easily double the size of the existing home STPP.

Ruden Way is a highly desirable road within close proximity to Epsom Downs station. There are also many alternative stations available within a short radius. If you are travelling further afield the M25 is just a short drive away and if you are looking to enjoy outside space then Epsom Downs itself is just at the end of the road.

The practicality of the location continues with a number of local convenience stores should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom is just a couple of miles away, as is Banstead Village.

Tenure - Freehold  
Council tax band - E

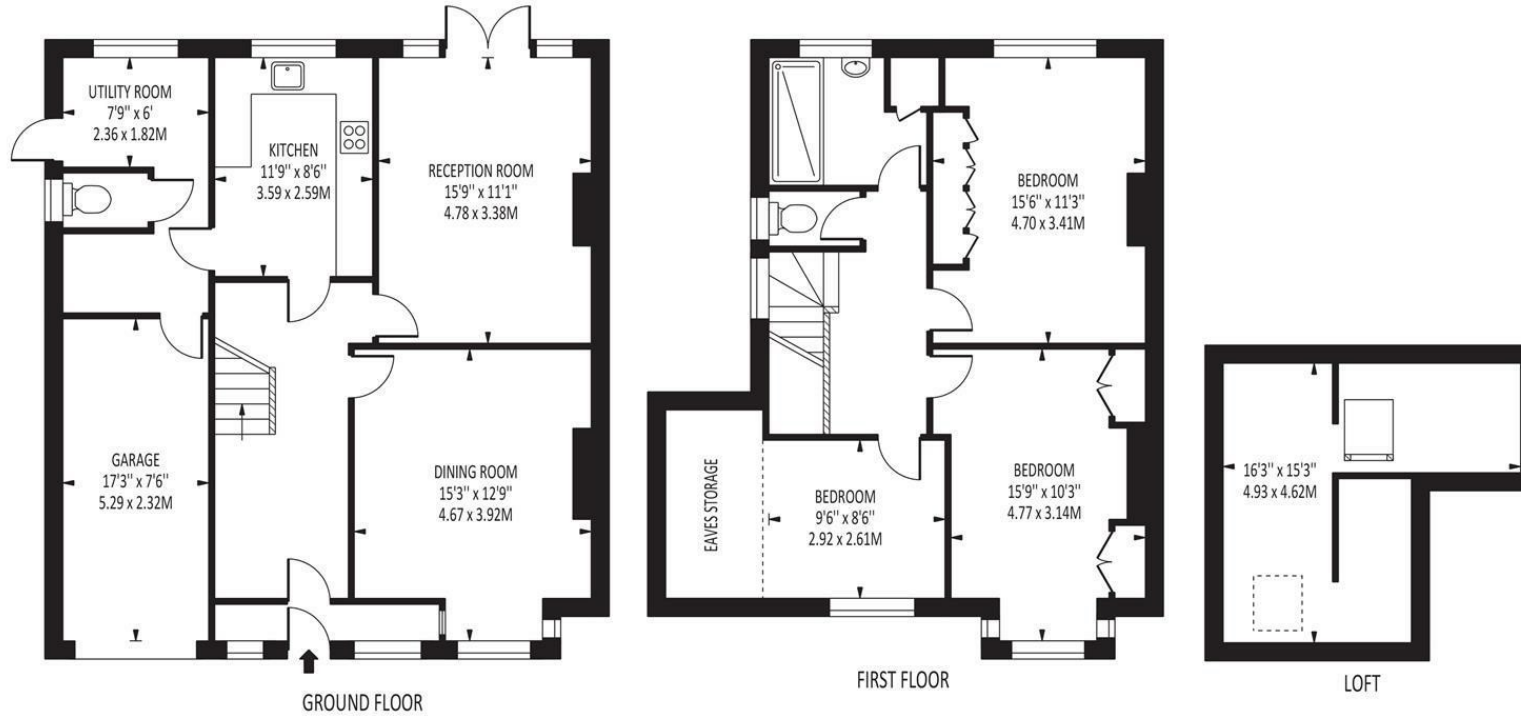




The **PERSONAL** Agent

## Ruden Way

Total Area: 1744 SQ FT • 162.03 SQ M  
 (Including Garage, Eaves Storage & Restricted Height Area)  
 Eaves Storage & Restricted Height Area: 53 SQ FT • 4.96 SQ M  
 Garage Area: 132 SQ FT • 12.27 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333699

**LETTINGS & MANAGEMENT**  
 163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The **PERSONAL** Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

