



Ruden Way, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Cleverly extended semi-detached home
- Stylish & tasteful design touches
- Stunning kitchen/dining room
- 22ft reception space with defined areas
- Spacious utility room & downstairs shower
- Three spacious double bedrooms
- Ensuite bathroom & further family bathroom
- Beautiful rear garden with paved terrace
- Block paved driveway with ample parking
- Short walk from shops & station



This attractive and cleverly extended semi-detached home warrants immediate inspection to fully appreciate the fantastic position and flexible accommodation it provides.

Set within a highly desirable tree lined road on the periphery of the Epsom Downs, the property benefits from so many stand out features as well as a stunning rear garden and a good sized frontage with ample off street parking.

Ruden Way is a much requested and sought after road with easy access to Epsom Downs railway station, which is just a 5 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.

Generously proportioned semi-detached homes finished to this standard are rarely available on Epsom Downs, and this superb property has been really nicely extended too with many stylish

and tasteful design touches that perfectly compliment the well balanced accommodation, hence we are recommending immediate inspection.

There is a welcoming entrance hall with oak flooring and a cast iron radiator which provides a great first impression, the bay fronted 22ft reception room is a great space and has defined living and study areas which seamlessly link to the stunning kitchen/dining room which is arguably the heart of this home and a real show stopper. This bright and spacious room overlooks the garden, making it the perfect entertaining space and also has access to a large, practical utility room. The ground floor is completed by a downstairs cloakroom and separate shower.

On the first floor are two generous bedrooms, a beautiful ensuite four piece bathroom and a further luxury family bathroom, whilst on the second floor is a fabulous guest

bedroom with bi-fold doors and a Juliette balcony which has a wonderful outlook and is the perfect space to watch the sun go down.

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.

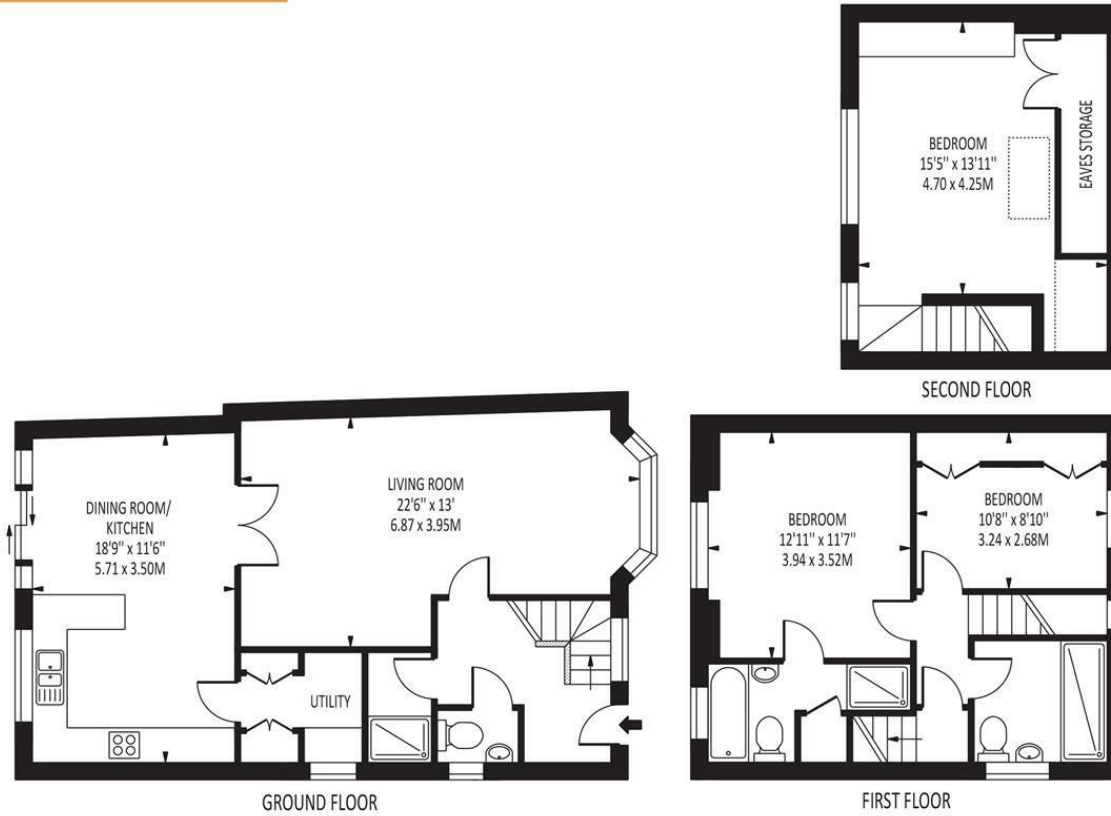
Tenure - Freehold
Council tax band - E





The **PERSONAL** Agent

Ruden Way
Total Area: 1325 SQ FT • 123.07 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

