



Ruden Way, Epsom

The PERSONAL Agent

Guide Price £625,000

Freehold

- No ongoing chain
- Superb 100ft plus rear garden
- Periphery of world famous Epsom Downs
- Just a short walk from station & shops
- Three bedrooms
- Two generous reception rooms
- Conservatory
- Modern family bathroom
- Driveway for off street parking
- Huge scope to improve and extend (STPP)



****No Chain**** Set within a highly desirable tree lined road on the periphery of the Epsom Downs, this attractive semi-detached family home is a brilliant blank canvas 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 over 100 ft in length and has a good sized frontage with 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 leading onto the 16ft conservatory. The ground floor is completed by a kitchen and downstairs cloakroom.

On the first floor there are two double bedrooms and a single bedroom all serviced by a modern family bathroom with over bath shower. One of the key parts to this property is the approx 100ft plus rear garden which is a haven for wildlife and enjoys a great deal of privacy. To the front there is a driveway with off

street parking.

The scope that this property offers to extend is huge and you could create a beautiful home with real longevity 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

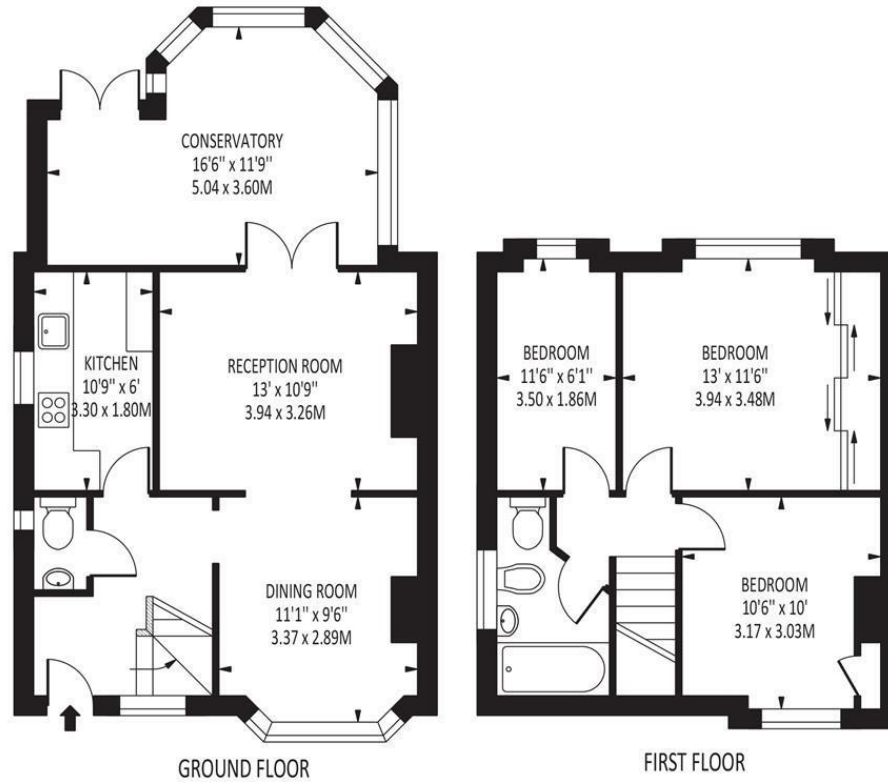




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Ruden Way
Total Area: 983 SQ FT • 91.34 SQ M



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

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