



Ruden Way, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Attractive & extended semi-detached home
- Superb 170' South/Easterly rear garden
- Four double bedrooms
- Ensuite & dressing room to principal
- Further family bathroom suite
- 21ft living room & separate dining room
- 21ft kitchen/breakfast room
- 19ft x 15ft detached garden room
- Close to station & shops
- Off street parking to the front and rear of the property



Set within a highly desirable tree lined road on the periphery of the Epsom Downs, this attractive and cleverly extended semi-detached family home warrants immediate inspection to fully appreciate its fantastic position and flexible accommodation.

The property benefits from a stunning South/Easterly facing rear garden that measures 170ft and has 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, and this superb property has been really nicely extended too, hence we are recommending immediate inspection.

This property boasts a generous 1,813 sq ft of living space, perfect for a growing family and upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. One of the highlights of this home is the 21ft extended living room, providing a bright and airy space for gatherings and there is also a 21ft kitchen/breakfast room and separate dining room too.

The property features four well-proportioned bedrooms, including a luxurious principal bedroom suite with its own dressing room and ensuite shower room. Additionally, the three other double bedrooms are served by a stylish family bathroom, ensuring ample space for everyone.

Step outside into the impressive 170ft private rear garden, a true oasis of tranquillity. The garden features a detached garden room, offering a versatile space that can be used as a home office, gym, or relaxation area. There is no shortage of

parking with space for multiple cars to the front and a bonus parking space to the rear of the garden. With its convenient location, spacious rooms, and beautiful garden, this property on Ruden Way is a rare find.

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

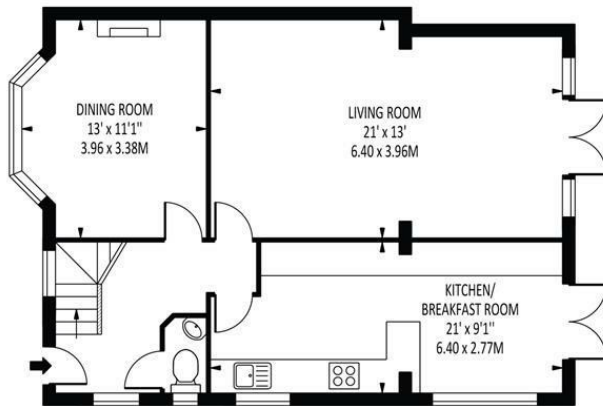
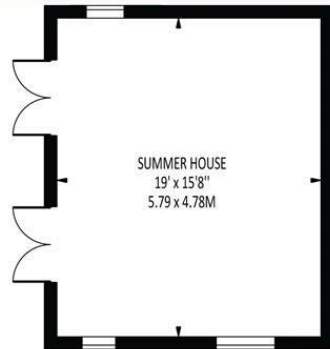




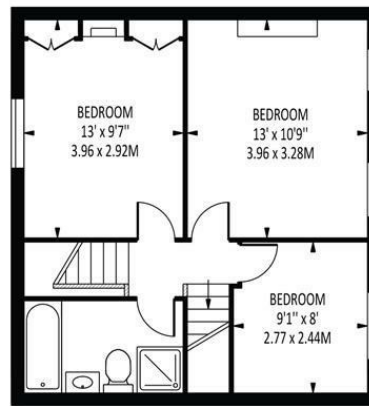
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Ruden Way

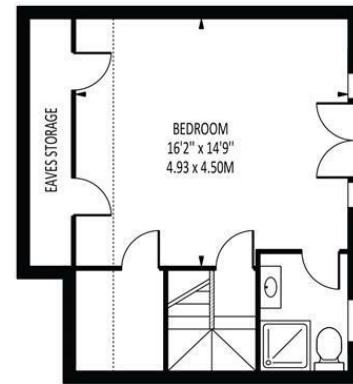
Total Area: 1813 SQ FT • 168.45 SQ M
 (Including Eaves Storage, Restricted Height Area & Summer House)
 Eaves Storage & Restricted Height Area: 88 SQ FT • 8.16 SQ M
 Summer House Area: 298 SQ FT • 27.68 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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