



Ruden Way, Epsom Downs, Surrey KT17 3LN

£1,175,000 - Freehold



**WILLIAMS
HARLOW**



Built by Downs Estates in the mid 1930's, located at the top of an exclusive residential road within minutes walk of the famous Epsom Downs Racecourse, this detached home offers flexible large accommodation arranged over two floors, benefitting from **THREE RECEPTION ROOMS**, **FOUR BEDROOMS** with en-suite facilities to the master bedroom plus main bathroom. There is plentiful parking to the front and an attached garage to the side. The rear garden extends to approximately 106 ft. **SOLE AGENTS. NO ONWARD CHAIN**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	











ENTRANCE PORCH

Steps with a wooden balustrade rising to an entrance porch under a pitch tiled canopy with outside lighting, giving access to the:

ENTRANCE

Wooden flooring. Radiator. Velux window to the side. Downlighters. Doorway providing access through to the:

INNER ENTRANCE HALL

Turn staircase rising to the first floor. A good understairs storage cupboard. Window to the rear enjoying a pleasant outlook over the rear garden. Picture rail. Radiator. Tiled flooring. Thermostat for the central heating.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and tiled splashback. Obscured glazed window to the side. Heated towel rail. Tiled floor.

LOUNGE

Attractive bay window to the front. Log burner. Picture rail. Contemporary radiator.

DINING ROOM

Double aspect room with two windows to the side and further window to the front. Fireplace feature. 2 x radiators. Exposed wooden flooring. Double opening part glazed doors giving access to the:

FEATURE FAMILY ROOM

Used by the current owners as a dining/family area this room benefits from being triple aspect and also has two atrium skylights. Double opening French doors to the side and rear, two further windows set either side of a contemporary log burner. 3 x radiators. Exposed wooden flooring. Downlighters. Opening through to the:

KITCHEN

Well fitted with a modern range of wall and base units comprising of granite work surfaces incorporating a double sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with wine rack. Space for dishwasher. Surface mounted four ring induction hob with extractor above. Fitted double oven and grill. A range of eye level cupboards and shelving. Radiator. Downlighters. Tiled floor. Window to the rear.

UTILITY ROOM

A run of work surface with an inset stainless steel sink drainer with mixer tap with cupboard below and above. To the side of which there are two domestic appliances. Connecting part glazed door to the side.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Access to the loft void with a ladder. Window to the front. Picture rail.

MASTER BEDROOM

2 x range of built in wardrobes with sliding doors providing useful hanging and storage. Downlighters. Picture rail. Radiator. Window enjoying a fine outlook over the rear garden.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin. Fully tiled walls and tiled floor. Downlighters. Wall mounted extractor.

BEDROOM TWO

Attractive bay window to the front with fine views to London. Window to the side. Radiator. Picture rail. Downlighters. A comprehensive range of built in wardrobes.

BEDROOM THREE

Window to the front with fine views to London. Downlighters. Picture rail. Radiator.

BEDROOM FOUR

Window to the rear. Radiator. Picture rail. Downlighters. Fine outlook over the rear garden.

BATHROOM

Panel bath with mixer tap and independent shower above the bath with glass shower screen. Large wash hand basin with mixer tap and cupboard below. Low level WC. Part tiled walls. Obscured glazed window to the side. Radiator. Downlighters. Extractor.

OUTSIDE

FRONT

The front of the property has been tastefully hard landscaped to afford off street parking for 4-5 vehicles. There is low rise brick retaining

wall marking the front boundary. Recessed driveway lighting. An area of lawn flanked by mature flower/shrub borders and some ornamental trees including rowan and maple. Here you can access the property's front door.

ATTACHED GARAGE

Up and over door to the front. Power and lighting. Window to the rear. Wall mounted gas central heating boiler. Connecting door to the rear.

COVERED LOBBY

Located between the house and the garage. Access to both the utility room and the garage. Brick built storage cupboard.

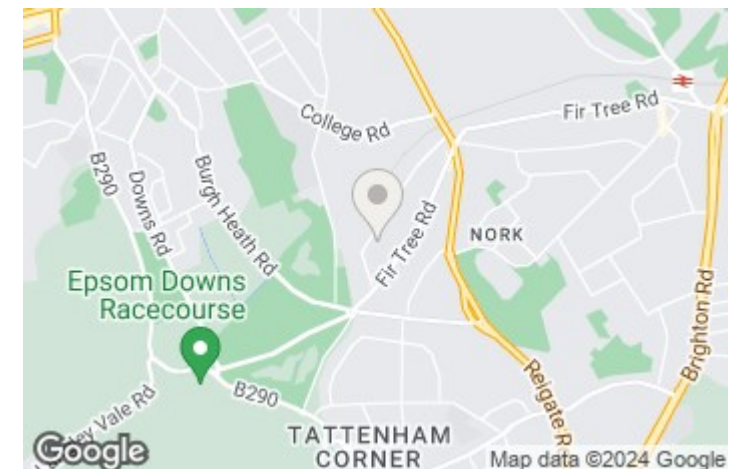
REAR GARDEN

32.31m x 15.54m approximately (106'0 x 51'0 approximately)

A particularly fine feature of the property benefitting from a south east aspect. A large patio expands the immediate rear width of the property benefitting from outside power and outside lighting. The patio extends to the rear of the garage and provides access to the other side with a useful wooden garden gate providing access to the front. Surrounding the patio there is a brick retaining wall. Steps up to the first area of garden which is principally laid to lawn with flower/shrub borders and some mature trees. There is an elevated round patio. Beyond which there is a further set of steps to the remaining part of the garden which comprises of an area of lawn. Good sized wooden garden shed with power and lighting. The garden enjoys a high degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



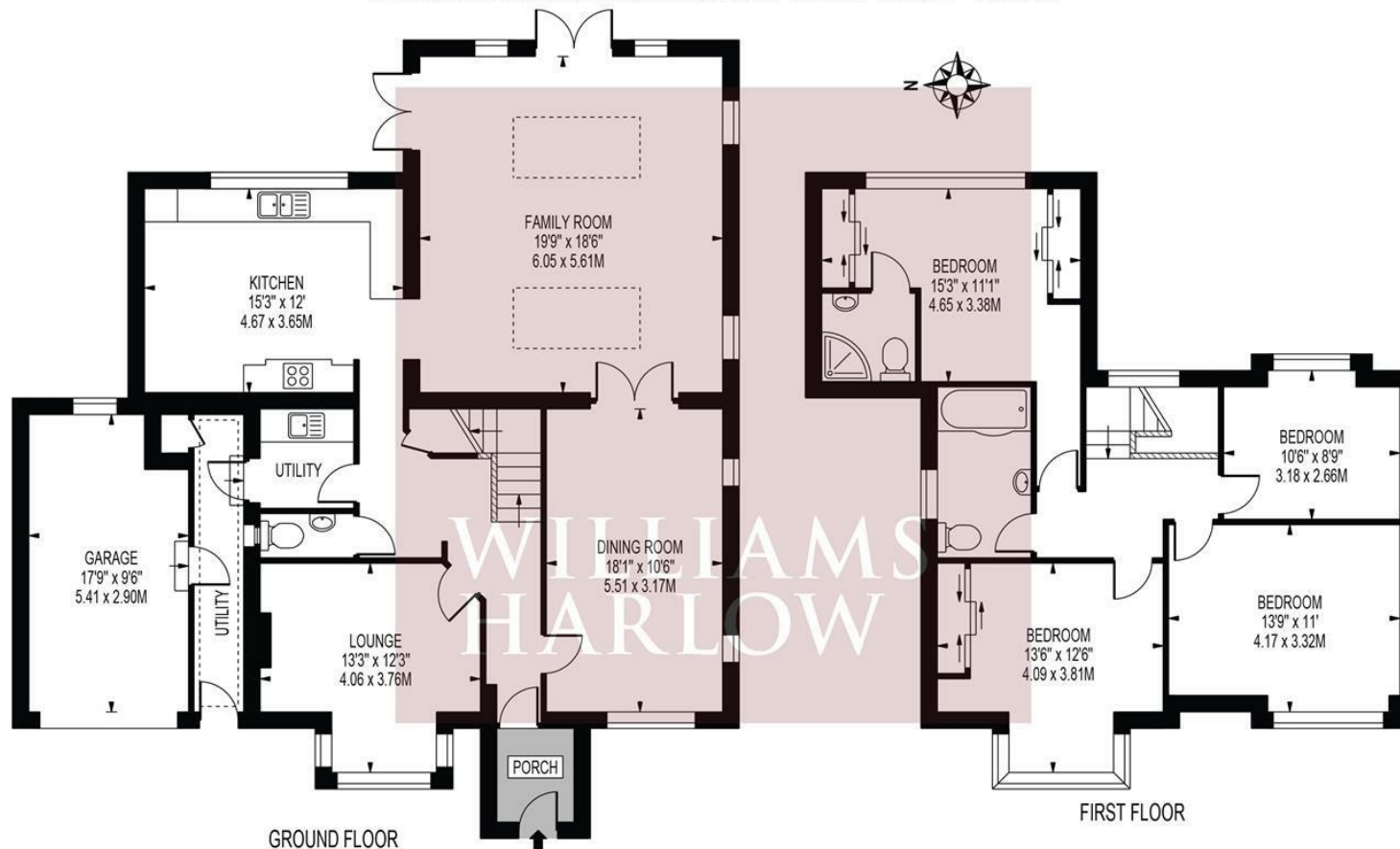
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RUDEN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1954 SQ FT - 181.49 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.86 SQ M



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 OR 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.