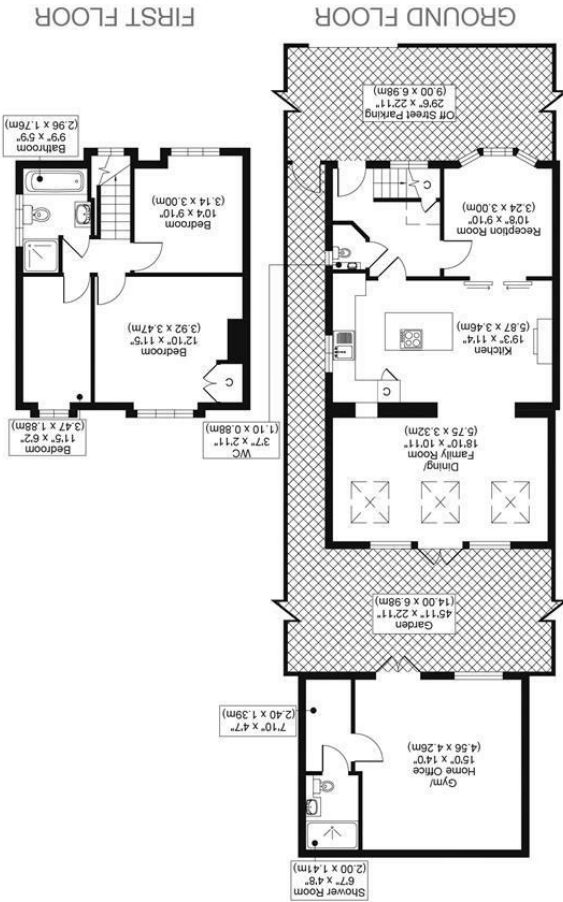




CHRISTIES



RUDEN WAY EPSOM, KT17
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1328 SQ.FT (123 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1045 SQ.FT (97 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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MEDIA
optimedia.co.uk

www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

CHRISTIES



RICS

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RUDEN WAY, EPSOM KT17 3LW

OFFERS IN EXCESS OF £700,000

OFFERS IN EXCESS OF £700,000

SET WITHIN THE DESIRABLE LOCATION OF RUDEN WAY, EPSOM, THIS CHARMING THREE-BEDROOM SEMI-DETACHED HOUSE PRESENTS A DELIGHTFUL BLEND OF CONTEMPORARY LIVING AND TRADITIONAL CHARACTER. THE PROPERTY BOASTS ATTRACTIVE TILE-HUNG ELEVATIONS, ENHANCING ITS CURB APPEAL AND INVITING YOU INTO A WARM AND WELCOMING HOME LOVINGLY RENOVATED BY THE CURRENT OWNERS.

UPON ENTERING, YOU ARE GREETED BY A PRACTICAL CLOAKROOM THAT LEADS INTO A FABULOUS SITTING ROOM, PERFECT FOR RELAXATION OR ENTERTAINING GUESTS. THIS SITTING ROOM / SNUG CAN BE OPENED UP TO A GENEROUS RE-FITTED KITCHEN AND BREAKFAST ROOM, WHICH IS EQUIPPED WITH A RANGE OF QUALITY BUILT-IN APPLIANCES. THE ADDITION OF A WOOD BURNER CREATES A COSY ATMOSPHERE, IDEAL FOR THOSE CHILLY EVENINGS SPENT INDOORS.

THE KITCHEN SEAMLESSLY FLOWS INTO A SPACIOUS SECOND RECEPTION ROOM, WHICH OPENS OUT ONTO A LOVELY REAR TERRACE, PROVIDING AN EXCELLENT SPACE FOR OUTDOOR DINING OR SIMPLY ENJOYING THE FRESH AIR. THIS LAYOUT IS PERFECT FOR MODERN FAMILY LIVING, ALLOWING FOR BOTH SOCIAL INTERACTION AND PRIVATE MOMENTS.

THE FIRST FLOOR COMPRISES THREE WELL-PROPORTIONED BEDROOMS, EACH OFFERING AMPLE SPACE AND NATURAL LIGHT, MAKING THEM PERFECT FOR FAMILY MEMBERS OR GUESTS. THIS HOME IS NOT ONLY FUNCTIONAL BUT ALSO EXUDES A SENSE OF WARMTH AND CHARM, MAKING IT AN IDEAL CHOICE FOR THOSE SEEKING A COMFORTABLE AND STYLISH LIVING ENVIRONMENT.

- CHAIN FREE
- THOUGHTFULLY EXTENDED & RENOVATED WITH BEAUTIFUL DESIGN & SIGNATURE TOUCHES
- EXCEPTIONAL KITCHEN / DINING ROOM
- STUNNING NEW STUDIO WITH SHOWER ROOM / KITCHENETTE / SOUNDPROOFED
- OFF STREET PARKING
- COUNCIL TAX BAND E
- EPC RATING C

