



Ruxley Close, Ewell

The **PERSONAL** Agent

£500,000

Freehold

- Cul De Sac Location
- Extended Family Home
- Three Well Proportioned Bedrooms
- Multiple Reception Rooms
- In Need Of Some Modernisation
- Viewing By Appointment Only



The Personal Agent are delighted to welcome to the market extended three bedroom semi detached family home, set within a popular and quiet cul de sac.

The property itself does require some modernisation but currently offers a layout comprising of three reception rooms, three well portioned bedrooms, kitchen dining room, two bathrooms aswell as a downstairs w.c.

Externally the property offers a private rear garden with multiple storage sheds aswell as offering off street parking for two/three cars to the front.

Viewing is advised and by appointment only.

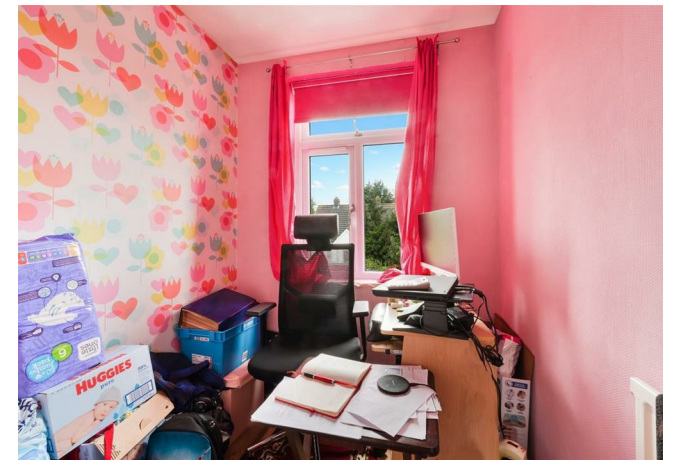
In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby.

The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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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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.

