



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent

# Guide Price £849,950

## Freehold

- Detached Family Home
- Set Within An Extremely Popular Cul De Sac
- Short Walk To Stoneleigh Broadway
- Huge Potential To Extend STPP
- Four Well Proportioned Bedrooms
- Two Reception Rooms
- Landscaped And Private Garden
- In Need Of Some Modernisation
- No Onward Chain
- Viewings By Appointment

The Personal Agent are proud to present to the market this rare and exceptional home, perfectly positioned.

The house does require modernisation throughout, but the generous footprint and flexible layout make it an exciting prospect for refurbishment or extension (STPP).

Rutherwyke Close is a highly regarded residential cul de sac, ideally situated for excellent local schools, shops, and transport links, with both Ewell Village and Stoneleigh Broadway within easy reach. There is a choice of Infant and Junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Opportunities to secure a property of this calibre in such a desirable location are few and far between, making this a must view for any discerning buyer.



The property is entered via a welcoming hallway leading to two bright reception rooms, offering excellent space for both family living and entertaining. The kitchen, located to the rear, enjoys views over the garden and connects conveniently to the garage and utility area. A downstairs cloakroom completes the ground floor.

Upstairs, the property offers four well proportioned bedrooms, including a principal double bedroom measuring 15'11 x 12', along with a family bathroom and separate WC.

The home benefits from a private rear garden, a detached garage, and a charming sun house, perfect for use as a home office or studio. Off street parking is also available.

This home represents a fantastic opportunity to create a bespoke family residence in a prime location, and early viewing is strongly advised.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold  
Council tax band - F



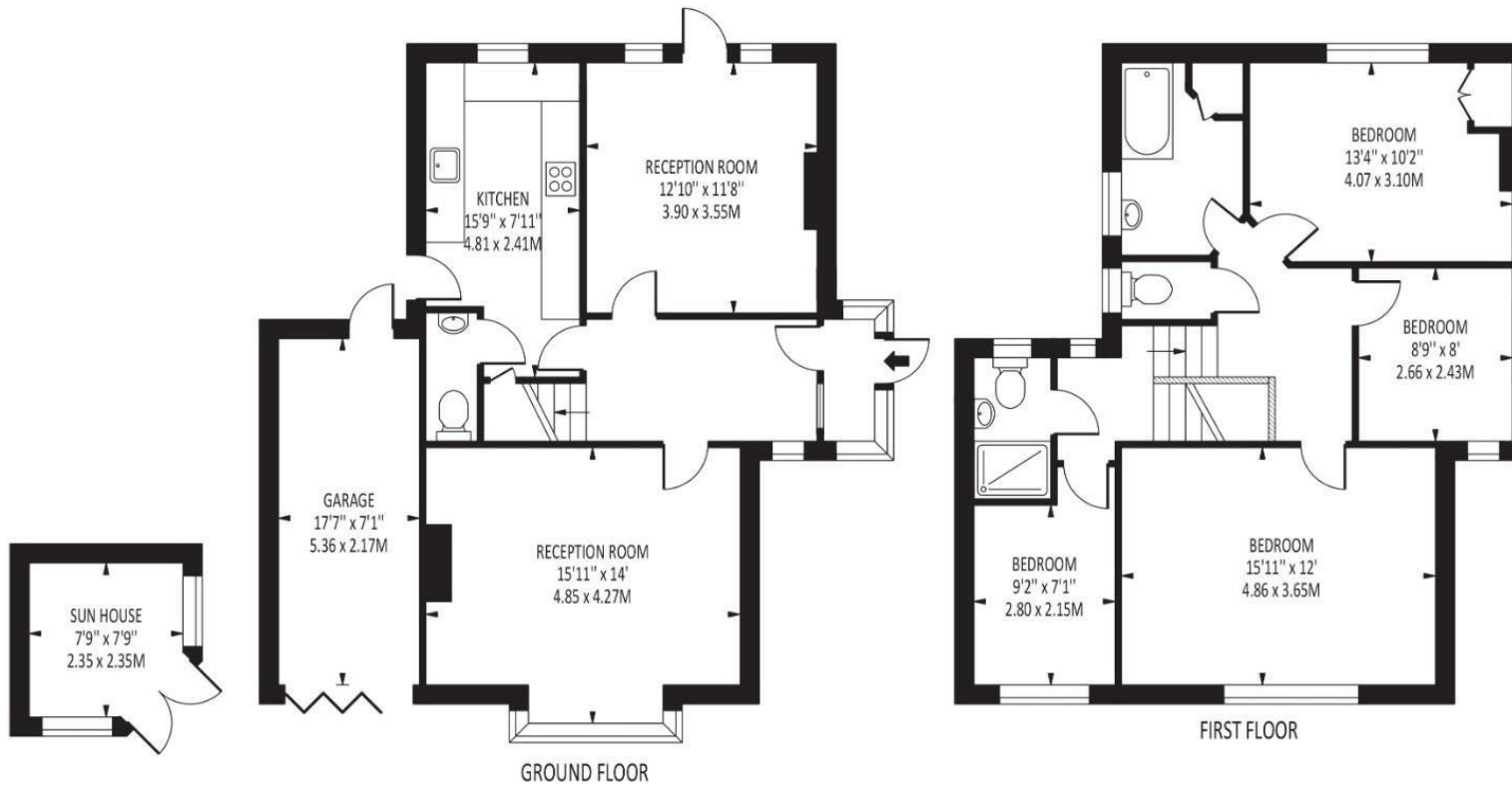


The **PERSONAL** Agent



## Rutherwyke Close

Total Area: 1524 SQ FT • 141.60 SQ M  
(Including Garage & Sun House)  
Garage Area : 125 SQ FT • 11.63 SQ M  
Sun House Area : 57 SQ FT • 5.26 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                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 59      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.

