



**Ruxley Lane, EPSOM KT19 9EY**



**welcome to**

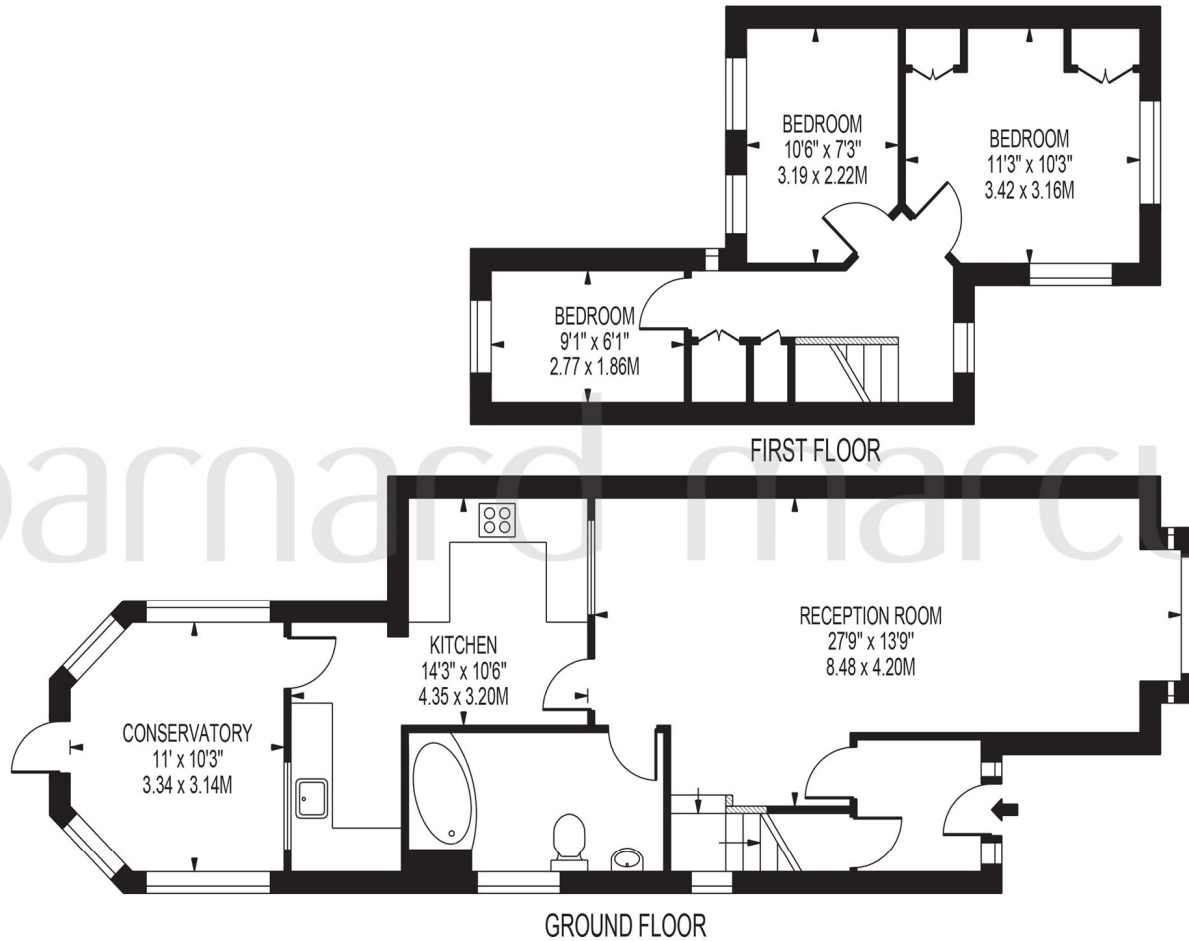
**Ruxley Lane, EPSOM**

We are delighted to present to you this very unique three bedroom detached family home situated on the very popular Ruxley Lane, Ewell. Further benefits includes off street parking, a three piece family bathroom, conservatory & a large private rear garden.



# RUXLEY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1043 SQ FT - 96.92 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.

We are delighted to present to you this beautifully presented three bedroom detached house situated on the very popular Ruxley Lane, Ewell. We would recommend booking in a viewing at your earliest convenience to avoid missing out.

This lovely family home benefits from a large driveway at the front of the property which includes off street parking for multiple cars and also features a spacious and well-presented private rear garden. As you enter the property you will find a large reception room with a feature bay window which leads through to the dining room/kitchen area and a conservatory. From the conservatory you will be able to access the beautifully presented private rear garden. Also downstairs you will find a lovely three piece family bathroom. Upstairs you will find three well-proportioned bedrooms with two of them being double bedrooms. The master bedroom also includes spacious built in wardrobes.

Ruxley Lane is conveniently placed for all of your travel needs with a variety of Train Station's offering easy access to Wimbledon, Clapham Junction, London Waterloo & London Victoria. There are also a number of bus routes which allow access to Kingston via the A3 and Epsom via the A240. A range of excellent schools can be found locally as well as a number of convenient shops nearby.



welcome to

## Ruxley Lane, EPSOM

- Three Bedroom Detached Family Home
- Off Street Parking for Multiple Cars
- Lovely Private Rear Garden
- Close Proximity to Transport Links & Ofsted Outstanding Schools
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

**£550,000**



**view this property online** [barnardmarcus.co.uk/Property/EWE106495](https://www.barnardmarcus.co.uk/Property/EWE106495)

Please note the marker reflects the postcode not the actual property



Property Ref:  
EWE106495 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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