



barnard marcus

**Ruxley Lane, Epsom KT19 0HZ**

**welcome to**

**Ruxley Lane, Epsom**

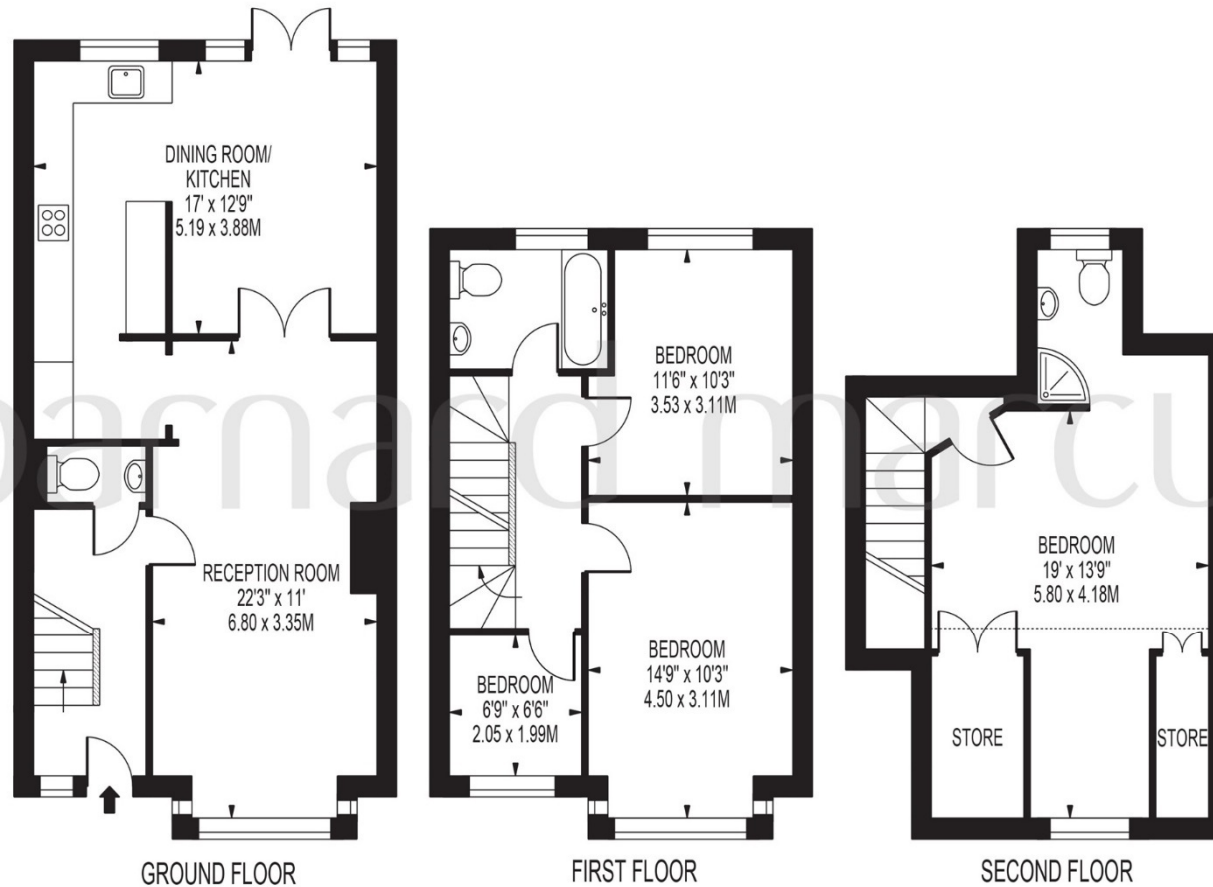
A well presented and recently decorated four bedroom, two bathroom semi detached home situated perfectly for popular schools and transport links. This home comprises of ample living space, a modern kitchen, four bedrooms, two bathrooms and a downstairs wc. Sold with no onward chain.



## RUXLEY LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1364 SQ FT - 126.69 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 122 SQ FT - 11.34 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.

Barnard Marcus are pleased to welcome to the market this superb four bedroom home arranged over three floors offering ample living space and bedrooms suitable for family living. Refurbished throughout by the current owner this home is being offered to the market with no onward chain. The ground floor comprises of a spacious entrance hallway with downstairs wc, there is a sizeable sitting room with space for dining, with doors onto a modernised kitchen to the rear of the property with further space for a dining table or further seating area. The first floor offers a modern family bathroom, two generously sized double bedrooms and a further single bedroom. The landing leads to a staircase taking you to the master bedroom on the second floor of the house along with substantial eaves storage and en suite shower room.

Ruxley Lane is conveniently located within a stone's throw of popular primary and secondary schools, such as West Ewell Primary, Epsom & Ewell Secondary, Danetree Primary and Riverview Primary. Aldi Supermarket, Tesco's express and local gyms are also on your doorstep as well as being on the bus routes taking you to Epsom Town centre and Kingston upon Thames you also benefit from being nearby Ewell West, Stoneleigh and Tolworth Stations with easy access to the A3.

welcome to

## Ruxley Lane, Epsom

- Four Bedroom Semi Detached Home
- Renovated Throughout
- Kitchen/Dining Area
- Two Bathrooms & WC
- Sold With No Onward Chain

Tenure: Freehold EPC Rating: D

# £680,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106645](https://barnardmarcus.co.uk/Property/EWE106645)



Property Ref:  
EWE106645 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8393 0977**



[Ewell@barnardmarcus.co.uk](mailto:Ewell@barnardmarcus.co.uk)



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)