



**Ruxley Lane, Epsom KT19 9EX**

**welcome to**

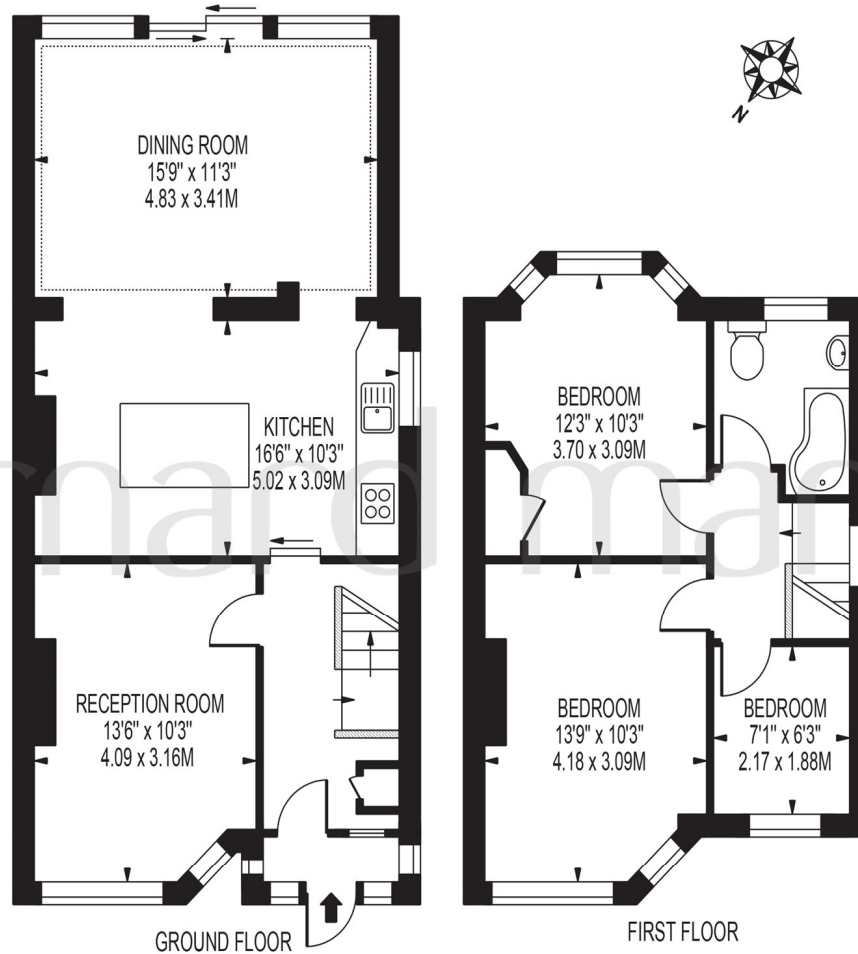
**Ruxley Lane, Epsom**

A beautifully presented three bedroom extended family home offering a large driveway, generous rear garden, modern decor throughout and potential to extend further (STPP) Ideally situated for nearby schools, transport and amenities this is a perfect family home.



## RUXLEY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 983 SQ FT - 91.37 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.

A beautifully presented three bedroom semi-detached family home offered to the market with no onward chain. With a large front driveway for multiple cars and a generous rear garden with a large decked area perfect for entertaining and family living. Downstairs comprises of a spacious entrance hallway, a separate living room to the front and a large kitchen dining area to the rear which has been extended to offer versatile space as well as a lean to for extra storage and potential to extend (STPP). The kitchen offers ample storage, a large breakfast bar area as well as a dining area to the rear of the house with patio doors onto the sunny rear garden. Upstairs offers a modernised bathroom, two large double bedrooms with bay windows plus a single bedroom. There is access to the loft for storage as well as potential to extend (STPP).

This property is ideally situated on local bus routes taking you to Epsom Town Centre or Kingston Town Centre. Popular local schools are all within walking distance including Danetree Primary School, West Ewell Primary School, Riverview and Epsom and Ewell High School. This house is ideally situated near local shops and amenities such as Tesco's Express, Co - Op and the post office. The nearby train stations are West Ewell, Tolworth or Stoneleigh Station.

welcome to

## Ruxley Lane, Epsom

- THREE BEDROOM SEMI DETACHED HOME
- LARGE DRIVEWAY FOR MULTIPLE CARS
- GENEROUS REAR GARDEN WITH DECKING
- REAR EXTENDED
- MODERN DECOR THROUGHOUT

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106902](https://barnardmarcus.co.uk/Property/EWE106902)



Property Ref:  
EWE106902 - 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.

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