



Ruxley Lane, Epsom KT19 0HY

welcome to

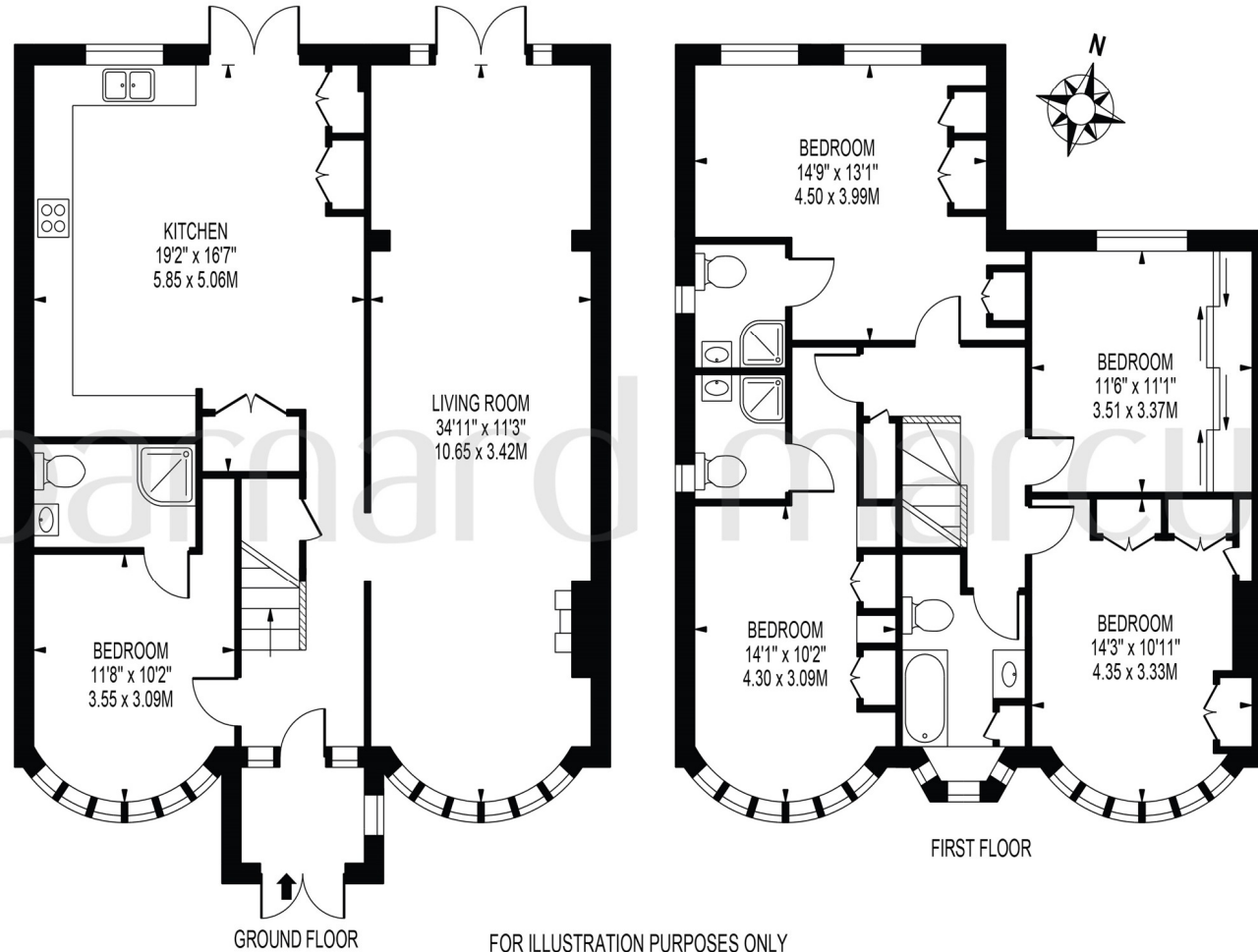
Ruxley Lane, Epsom

A beautifully renovated five-bedroom, double-fronted semi-detached home,



RUXLEY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1816 SQ FT - 168.71 SQ M



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.

Welcome to this beautifully renovated five-bedroom, double-fronted semi-detached home, finished to an exceptional standard throughout. Situated in a sought-after Epsom location, this flawless property offers generous living space and excellent transport links, making it perfect for families. On the ground floor, you'll find a spacious double lounge and dining area, ideal for entertaining. To the rear, a stunning open-plan kitchen and dining space provide the perfect setting for family meals, with direct access to the private rear garden. A large double bedroom with an en-suite and a convenient driveway complete this level. Upstairs, four further bedrooms await, including two with en-suites, along with a stylish family bathroom. Every inch of this home has been carefully designed and immaculately presented. With top-rated schools, local amenities, and excellent transport links nearby, this is a great house in a prime location. Don't miss out & book your viewing today!

welcome to

Ruxley Lane, Epsom

- Five Bedrooms & Four Bathrooms
- Scope To Extend Further (STPP)
- Large Private Garden
- Off Street Parking
- Close To Primary & Secondary School

Tenure: Freehold EPC Rating: D

£900,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106916



Property Ref:
EWE106916 - 0002

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



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



barnardmarcus.co.uk