

Ruden Way

Epsom

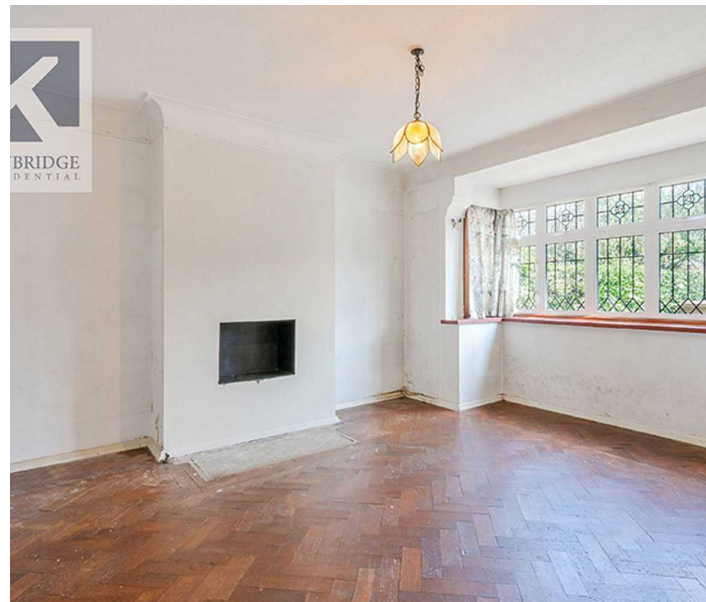
£725,000

Ruden Way

Epsom

- No onward-chain
- Semi-detached
- Three double bedrooms
- Highly sought-after location on the outskirts of the famous Epsom Downs
- Ample off-street parking and garage
- Potential to extend (STPP)
- Utility room and W.C
- Close proximity to mainline station, amenities and good schools
- Beautifully landscaped 246ft garden

Nestled in a highly sought-after location on the outskirts of the famous Epsom Downs, this delightful 3-bedroom semi-detached house presents an exciting opportunity for any discerning buyer. The property boasts three generously sized double bedrooms, a utility room, and a W.C., offering ample space for comfortable living. With the added benefit of no onward-chain, this residence also features a garage and ample off-street parking, providing convenience and security for its new owners. Boasting the potential to extend, subject to obtaining the necessary planning permissions, the property offers a versatile living space suitable for families or investors looking to capitalise on its prime location near a mainline station, amenities, and good schools.





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The jewel in the crown of this property is the beautifully landscaped 246ft garden, a serene retreat perfect for outdoor entertaining or relaxing.

Epsom

Council Tax band: E

Tenure: Freehold

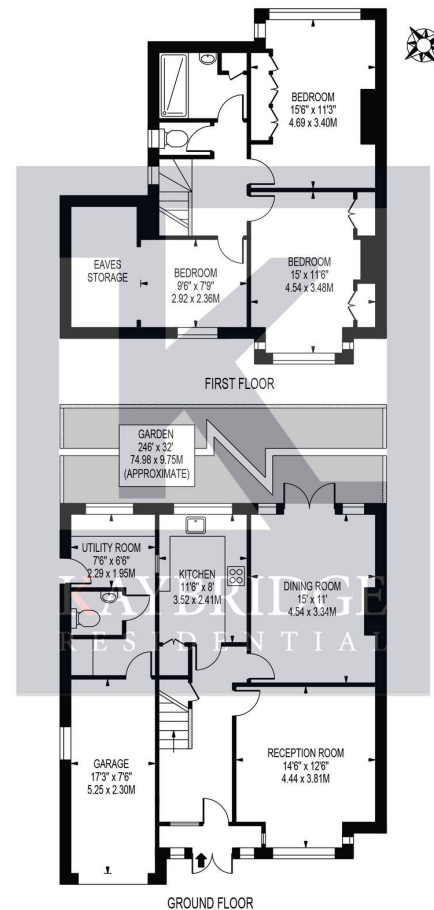


RUDEN WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1424 SQ FT - 132.31 SQ M
(INCLUDING GARAGE, UTILITY ROOM & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 64 SQ FT - 5.94 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & UTILITY ROOM: 243 SQ FT - 22.54 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.



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