



Ruxley Lane

Epsom

£550,000



Ruxley Lane

Epsom

- Detached family home
- Three double bedrooms
- Potential to extend (STPP)
- Perfect home for those who want to put their own stamp on a property
- Close to good schools and amenities
- Walking distance to mainline station
- No onward chain
- Ample off-street parking, car port and garage

Presenting a captivating opportunity to acquire a three-bedroom detached house, this property stands as a detached family home with three generous double bedrooms. It offers the potential to extend (STPP), making it the perfect residence for those keen on personalisation and expansion. Situated conveniently close to esteemed schools and local amenities, it also boasts a prime location within walking distance to the mainline station. The absence of an onward chain streamlines the process for prospective buyers. Adding to its allure are the ample off-street parking, garage and carport, ensuring convenience for residents. With its spacious interior and scope for improvement, this property promises a new chapter for discerning homeowners, primed for cherished memories and lasting investment.



Disclaimer

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date.

Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance.

Fixtures and Fittings: Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

External Information: Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified.

Legal Advice: This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments.

Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

Council Tax band: E

Tenure: Freehold







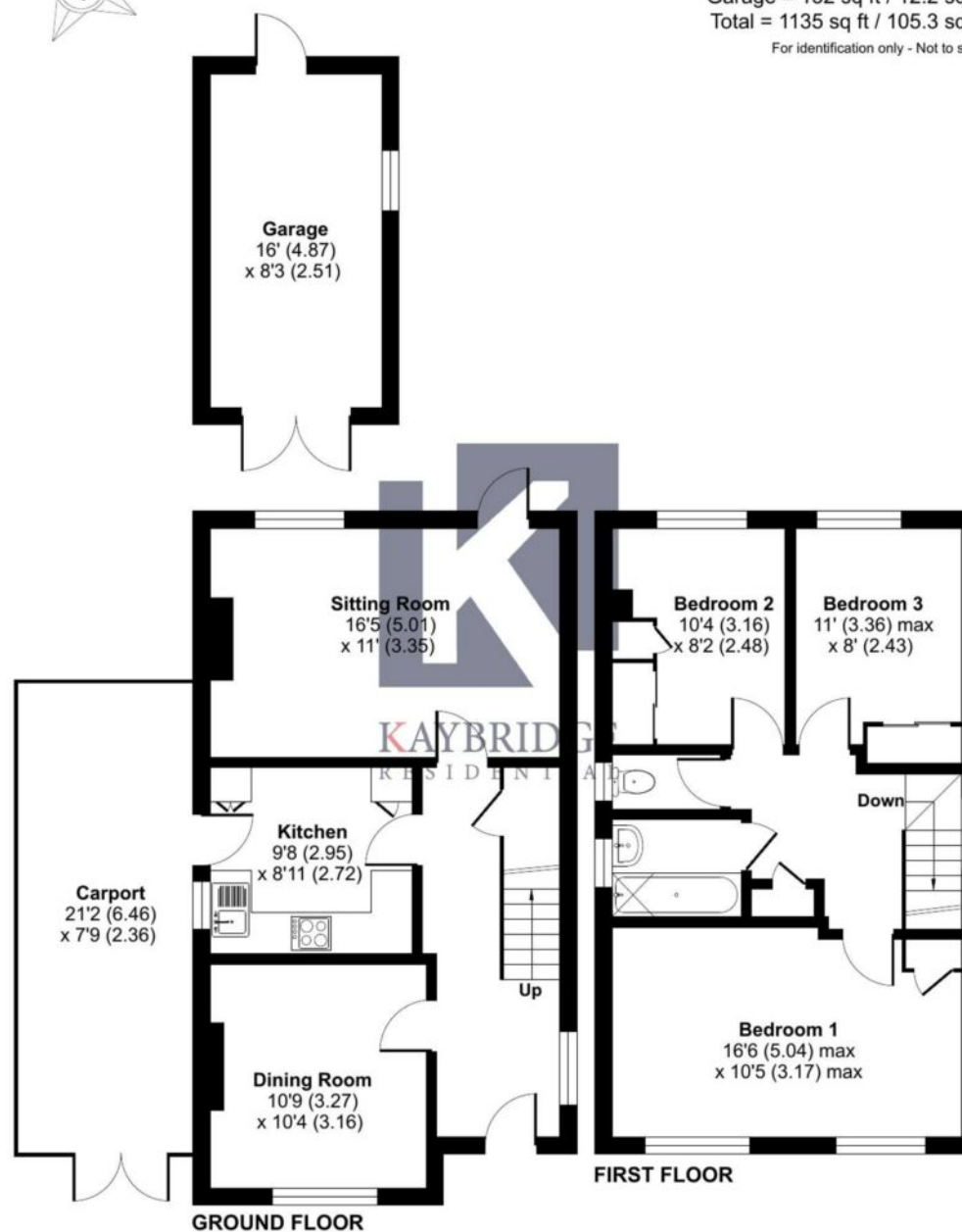
Ruxley Lane, Epsom, KT19

Approximate Area = 1003 sq ft / 93.1 sq m (excludes Carport)

Garage = 132 sq ft / 12.2 sq m

Total = 1135 sq ft / 105.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025.
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