

*The*  
**CAIRDS**  
*Estate Agents*



Ruden Way, Epsom KT17 3LL | 3 Bed House - Detached | £850,000

# Ruden Way, Epsom KT17 3LL

IMPRESSIVE DETACHED FAMILY HOME WITH HUGE POTENTIAL (STPP)!

Cairds of Epsom are pleased to welcome to the market this wonderful detached family home that offers a wealth of potential and really create your own special home. The ground floor boasts a welcoming entrance hall, WC, dining room, living room, sun room, kitchen with access to the lean too and garage. The first floor consists of three bedrooms and a recently renovated family bathroom. With a garage to side, off street parking for numerous cars, extremely spacious rear garden, huge potential to extend (STPP) and no onward chain, this is a must see home. Probate to be granted.

Call Cairds to book your appointment to view.

## Key Features

- Impressive Detached House
- Three Reception Rooms
- No Onward Chain
- Off Street Parking & Garage
- Sought After Location
- Three Bedrooms
- Spacious Rear Garden
- Probate To Be Granted
- Huge Potential To Extend (STPP)
- E.P.C. Rating TBC

## Local Area

This is a popular residential area in Epsom Downs, the home of the world famous Epsom Derby. Epsom Downs train station can be reached by walking. The area is very popular with dog-walkers and hikers alike. There is a range of services and amenities less than a mile away at Tattenham Corner, petrol stations, a post-office, restaurants, pubs and a library. There is also a good selection of popular local schools, with Epsom College being a few minutes drive away. Epsom Town centre with its comprehensive shopping services is located within a 4-mile radius.

Epsom Downs Station 0.1 Miles

Banstead Station 1 Mile

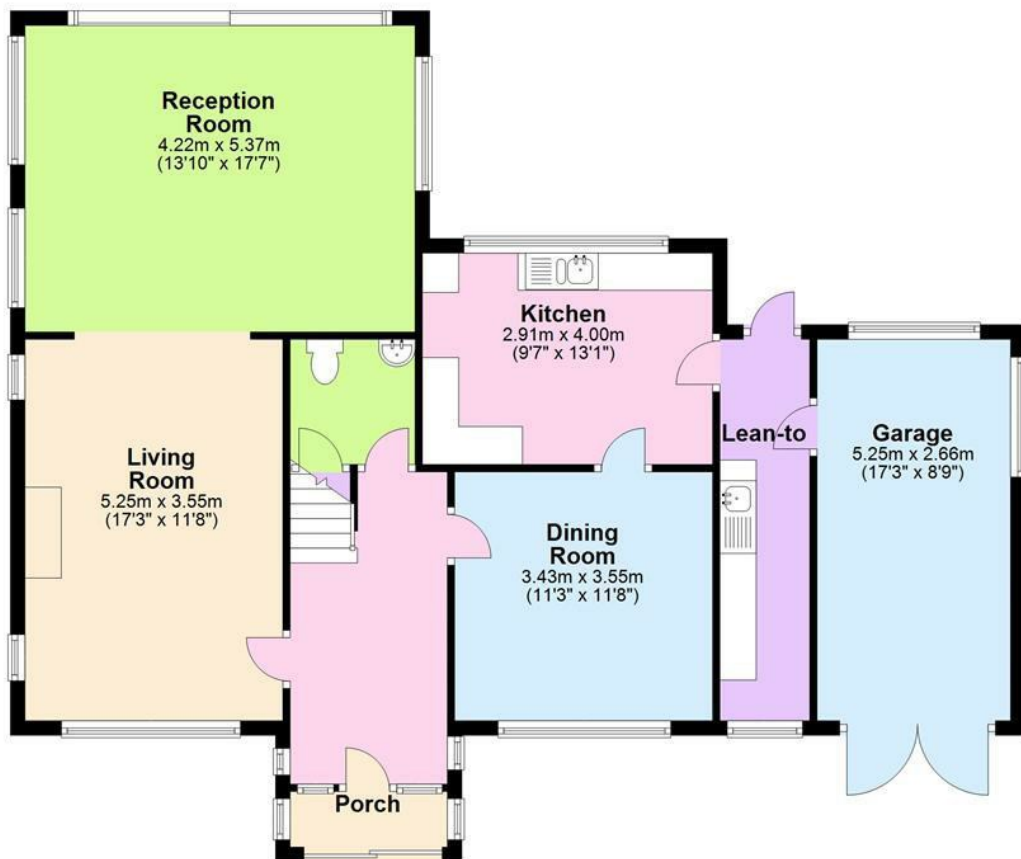
Tattenham Corner Station 1.1 Miles





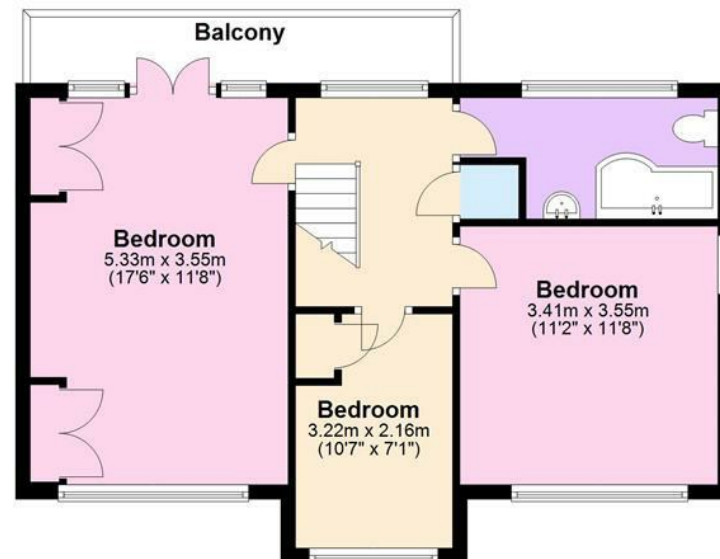
### Ground Floor

Approx. 103.2 sq. metres (1111.0 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 155.0 sq. metres (1668.3 sq. feet)



# Ruden Way, Epsom KT17 3LL



Tenure  
Local Authority  
Council Tax

**Freehold**  
**Reigate & Banstead**  
**Band F**

Epsom Sales & New Homes  
Phone: 01372 743 033  
Email: homes@cairds.co.uk

Epsom Lettings & Management  
Phone: 01372 731966  
Email: lettings@cairds.co.uk

Ashtead Sales & Lettings  
Phone: 01372 888 888  
Email: ashtead@cairds.co.uk

London office  
Phone: 020 7409 4677  
Email: homes@cairds.co.uk

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cairds Ltd