

The
CAIRDS
Estate Agents



Ruxley Close, Epsom KT19 9ND | 2 Bed House - Semi-Detached | £450,000 Freehold

Ruxley Close, Epsom KT19 9ND

IMPRESSIVE SEMI DETACHED HOME! POTENTIAL TO EXTEND (STPP)!

Cairds of Epsom are pleased to welcome to the market this impressive and bright semi-detached home. The ground floor boasts a bright lounge with WC that leads to a most impressive kitchen with doors leading to the spacious rear garden. The first floor comprises of two double bedrooms and a family shower room. The master bedroom also offers access to a walk in wardrobe in the loft. With off street parking to the front, double glazing throughout, Nest thermostat & CCTV , a lovely rear garden and a garage at the rear, we strongly advise viewing.

Call Cairds to book your appointment to view.

Key Features

- Semi Detached Home
- Cul De Sac Location
- Modern Kitchen
- Off Street Parking & Garage
- Lovely Rear Garden
- Two Double Bedrooms
- Bright Lounge
- Walk In Wardrobe
- Potential To Extend (STPP)
- E.P.C. Rating TBC

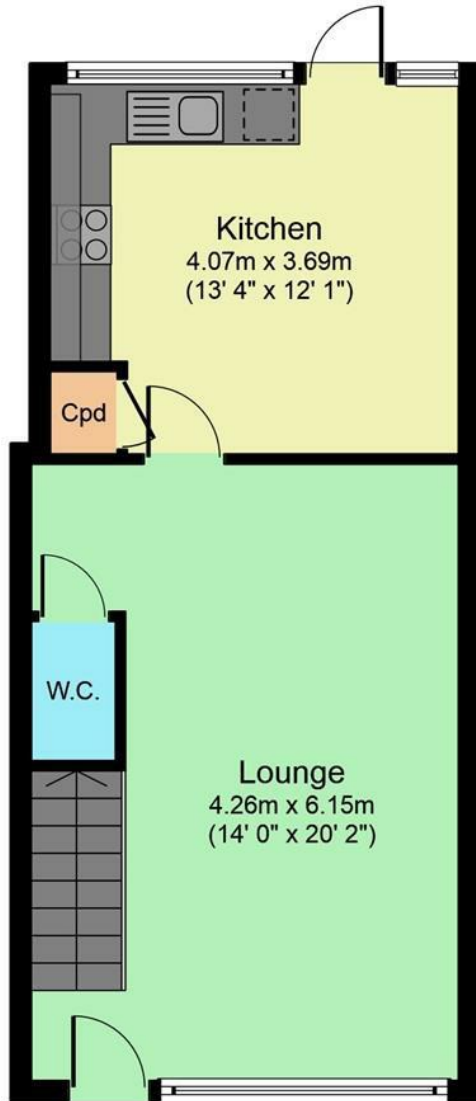
Local Area

The property is situated in Epsom and Ewell borough, which has excellent schools, transport links to London Victoria , london Waterloo, Guildford and Croydon. There is a regular bus service that runs along the main road from Epsom to Kingston, every 12 minutes. West Ewell has three local supermarkets, Co-op, Aldi and Tesco for your convenience. M25 junction 9 is only 3 miles away and the A3 into London or the South is 1.2 miles away. Horton Country Park is ideal for Golf and for country walks along meandering paths into Epsom.



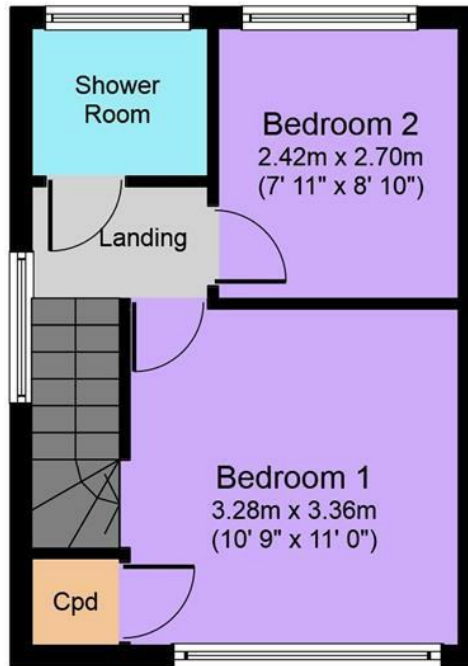


Total floor area 82.6 sq.m. (889 sq.ft.) approx (Inc Eaves)



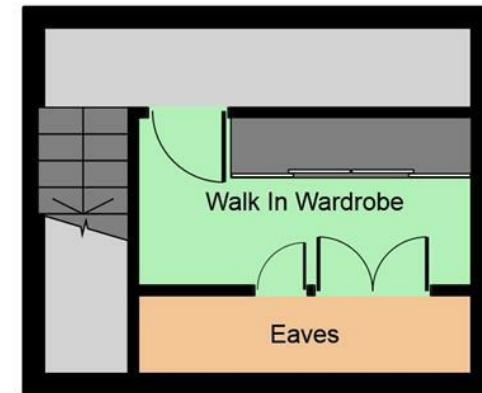
Ground Floor

Floor area 41.6 sq.m. (448 sq.ft.) approx



First Floor

Floor area 26.2 sq.m. (282 sq.ft.) approx



Second Floor

Floor area 14.7 sq.m. (158 sq.ft.) approx (Inc Eaves)



Ruxley Close, Epsom KT19 9ND



Tenure **Freehold**
 Local Authority **Epsom & Ewell**
 Council Tax **Band D**

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

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

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 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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