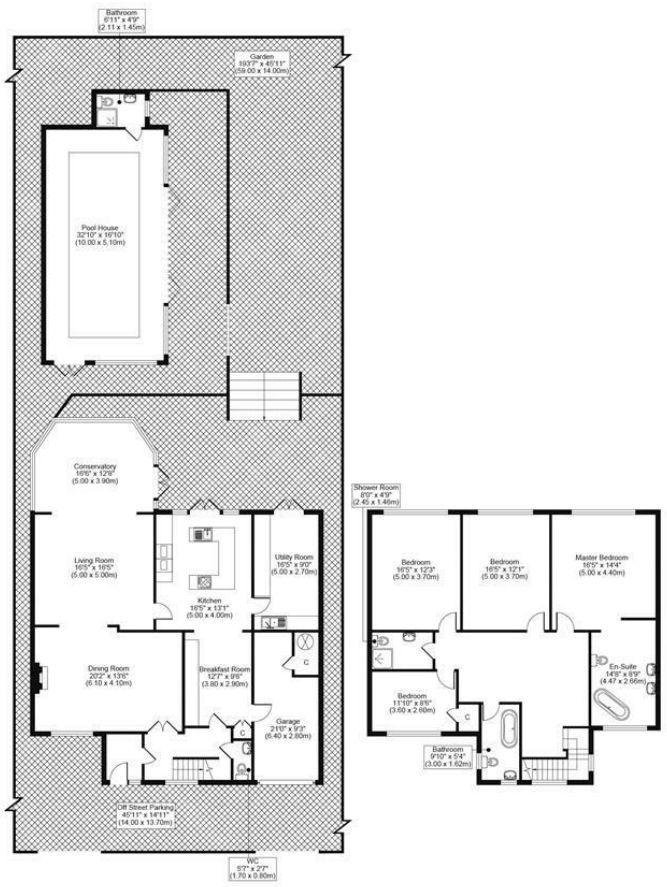


RUDEN WAY, KT17

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & POOL HOUSE 3572 SQ.FT (332 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & POOL HOUSE 2795 SQ.FT (260 SQ.M)



GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Ruden Way, Epsom KT17 3LL

Guide Price £1,000,000

GUIDE PRICE £1,000,000 - £1,100,000
Located on highly regarded Ruden Way, Epsom, this splendid four-bedroom, three-bathroom detached family home offers an exceptional living experience. The property is ideally situated near the picturesque Epsom Downs, providing a perfect blend of tranquillity and accessibility to local amenities.

Upon entering, you will be greeted by two connecting reception rooms that create a warm and inviting atmosphere, perfect for both family gatherings and entertaining guests. The conservatory, which overlooks the impressive rear gardens, allows for an abundance of natural light and offers a serene space to relax and enjoy the views of the lush greenery.

The modern fitted kitchen is a chef's delight, equipped with contemporary appliances and ample storage, making meal preparation a pleasure. A separate utility room adds to the convenience, ensuring that household chores are easily managed.

The outdoor space is truly remarkable, featuring expansive gardens that are perfect for children to play or for hosting summer barbecues. The large, raised deck provides an ideal setting for al fresco dining, while the covered swimming pool in the poolhouse promises endless enjoyment and relaxation throughout the year.

This property is a rare find, combining spacious living areas, modern amenities, and a stunning outdoor environment, making it an ideal family home in a sought-after location. Do not miss the opportunity to make this exceptional house your new home.

- Four bedroom/three bathroom detached family home in highly regarded location close to Epsom Downs
- Stylish and contemporary design with large raised deck and poolhouse with pool and shower/wc
- A rare opportunity not to be missed
- Council Tax Band G
- EPC Rating C













