

Ruxley Lane, Epsom

Epsom

In Excess of £800,000







Ruxley Lane

Epsom

- Substantial Family Home
- Large Rear Garden
- Great Views
- Set over three floors
- Self Contained Annex
- Modern Kitchen
- Driveway with parking for three cars
- Over 2,500 sqft

A fantastic six bedroom semi detached house, perfect for families looking for plenty of space and versatility. Set over three floors and offering more than 2,500 square feet of living space, this substantial home features a modern kitchen and entertaining space with bi-fold doors leading out to the large rear garden. There is a large pergola and outdoor heaters so you can enjoy the garden and outside area all year round.

The self contained annexe provides fantastic flexibility, whether you're needing space for guests, a home office, or even independent living for a family member. Each bedroom is well proportioned, so there's no need to compromise on comfort or storage, and the property benefits from great views from the first and second floors. The driveway easily accommodates three cars, and the overall layout is designed to suit busy family life.

This family home offers fantastic flexible accommodation in great condition therefore an early viewing is highly recommended.

Council Tax band: F

Tenure: Freehold





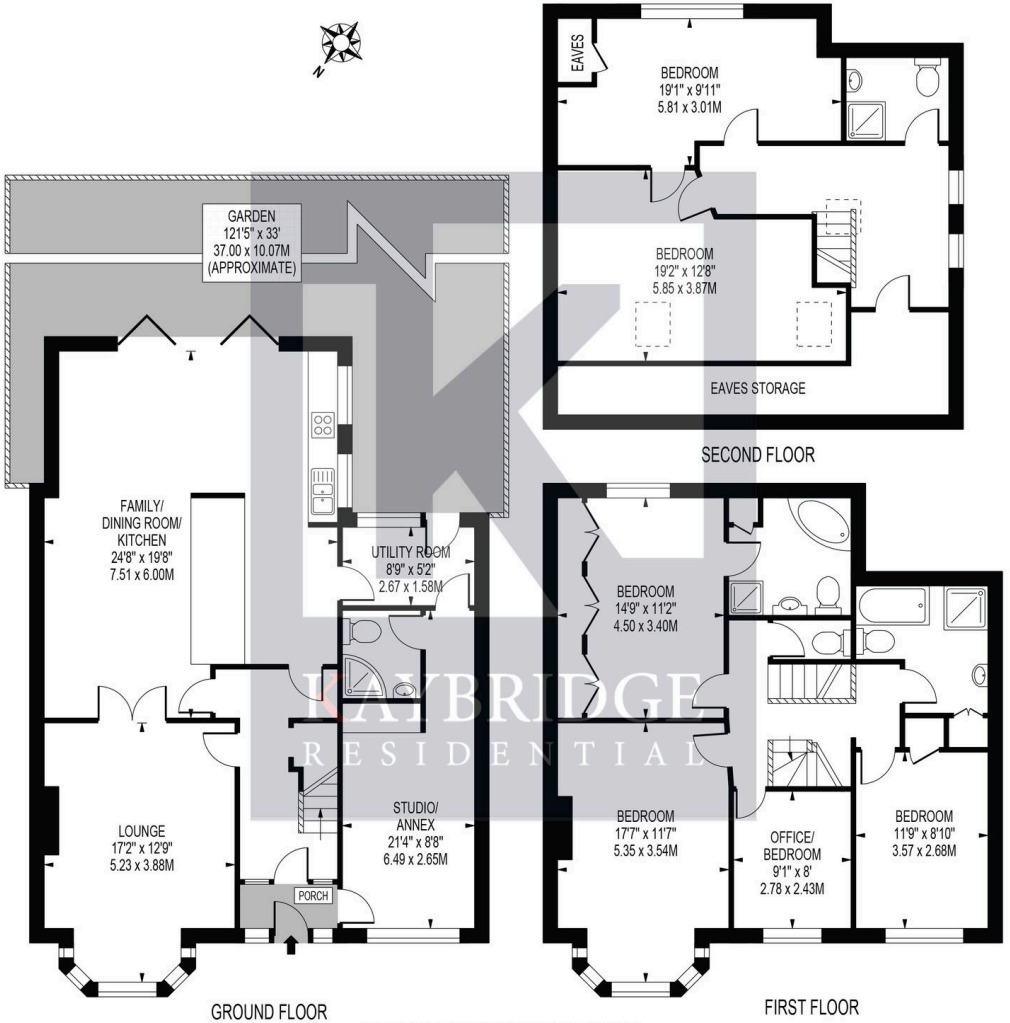






RUXLEY LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **2502 SQ FT - 232.42 SQ M**
(INCLUDING EAVES STORAGE)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **120 SQ FT - 11.11 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.
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Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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