



**234A RUXLEY LANE
WEST EWEEL, EPSOM
SURREY
KT19 9EY**

£450,000

SEMI DETACHED HOUSE

TWO BEDROOMS

19'5 X 14'11 LOUNGE DINING ROOM

11'2 X 9' MODERN KITCHEN

MODERN BATHROOM & SHOWER ROOM

DOUBLE GLAZED WINDOWS

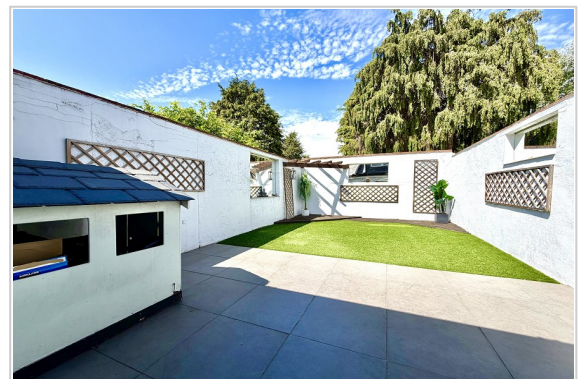
GAS CENTRAL HEATING

25' X 15' REAR GARDEN

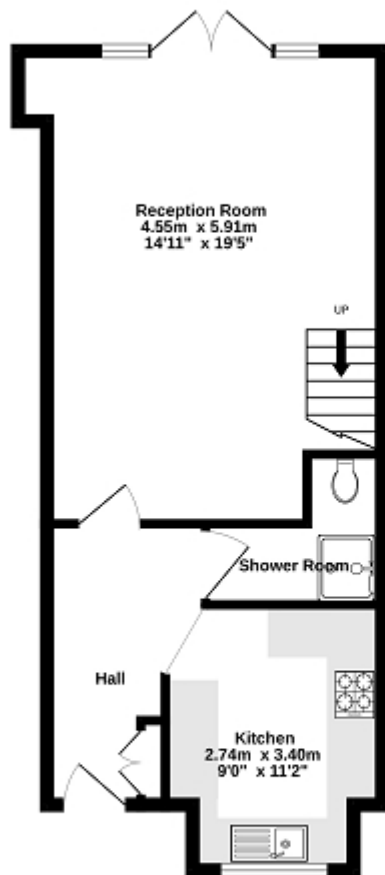
OFF STREET PARKING TO THE FRONT

WELL PRESENTED THROUGHOUT

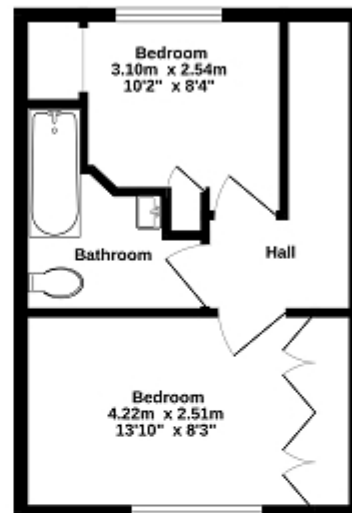
AN IDEAL FIRST TIME BUY



Ground floor



1st floor



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metlogic 62028



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.