Kennedys'

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Oakhaven,
2A Ruden Way
Epsom
KT17 3LN

Occupying a substantial plot with extensive parking, an attached single garage, separate double garage, outdoor swimming pool and beautifully secluded gardens, this is a four bedroom home holds exceptional scope for the next owner to create something truly special. Ideally situated on the prestigious Epsom Downs, the property enjoys easy access to excellent schools, transport links, open countryside and a wealth of local amenities.

£1,000,000

4 3

3 4+

- Individually built 1970s detached home, offered for sale for the first time
- Kitchen/breakfast room with adjoining utility room
- Large frontage with extensive driveway parking
- Outdoor swimming pool
- Being sold with no onward chain
- Four bedrooms, including two with en-suite facilities
- Scope to remodel/modernise and extend (STPP)
- Attached single garage and separate double garage
- Prime position on the sought-after Epsom Downs
- Viewings highly recommended

BOSCH

PROPERTY DESCRIPTION

We have had the privilege of acting on behalf of many a family over the years, but not for many who built their own house and never moved; until now, of course. This is a story of a man with a vision, and who made that vision a reality, literally bit by bit, and who created a home for his family; and the house he built is every bit as good as the story.

Offering just under 2500 sq ft of footprint, this 1970`s 4 bedroom detached home offers great space and flow withing its current configuration, whilst offering endless opportunities to remodel, possibly extend (subject to local planning authority) and all with a plot that could offer further development opportunities, although our clients are not looking to consider any offer that are subject to planning.

The main house currently offers an inviting hallway, large dining room, kitchen/breakfast room, utility room, great size sitting room, and bedroom 4 with en-suite, with three further bedrooms to the first floor, one with en-suite and a family bathroom. The property also benefits from gas fired heating by radiators and double glazing.

To the outside, this is a home that exceeds all normal expectations. A large front drive provides ample parking and gives access to an attached single garage and separate double garage, whilst to the rear is a vast area of lawn, featuring an outdoor swimming pool and a well-established, secluded rear garden.

We hope we have provided enough information for you take further interest in either asking further questions or of course seeing the property for yourself.

WELCOME

SIEMENS

HAPPY BIRTHDAY OLIVE DARLING YOU ARE MY
SWEETHEART STILL AND TO ME YOU ARE

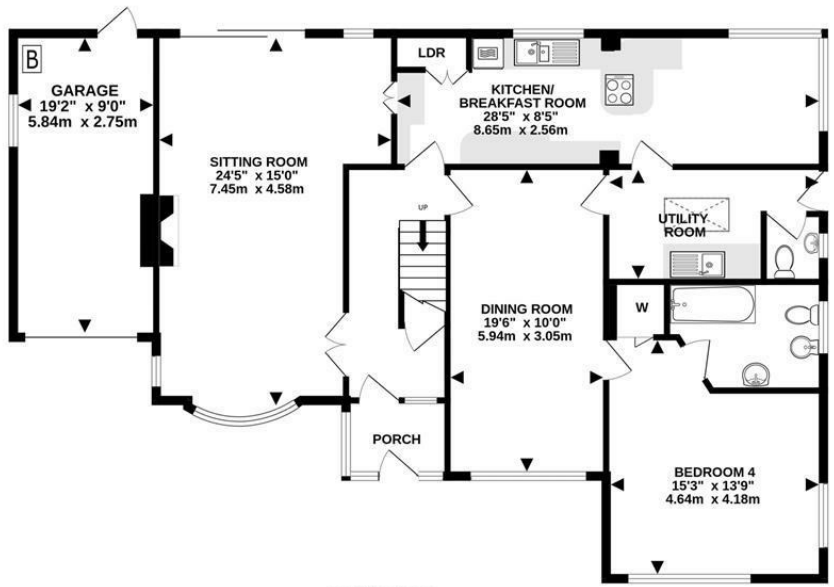
PROPERTY DESCRIPTION

The home sits enviably on the celebrated Epsom Downs, a stunning area of open chalk downland beloved for its green space, panoramic views and historic racecourse. The property offers swift access to Epsom Downs railway station, just a short stroll along Ruden Way, with Southern rail services linking direct to London Victoria and London Bridge. The nearby town of Epsom with its iconic Clock Tower and the modern Ashley Centre offers a blend of high-street shopping, cafés, and twice weekly markets as well as a farmers' market. Epsom offers train services to London Bridge, Waterloo, Dorking and Guildford. Local bus services provide frequent connections to Kingston upon Thames and many other Surrey towns.

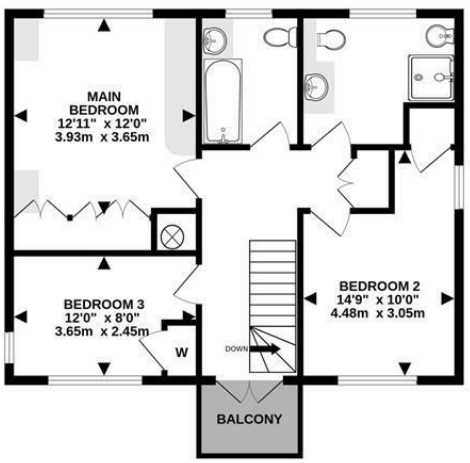
For families, the location is highly rated: several reputable state schools such as Glyn and Rosebery are nearby, together with outstanding private options like Epsom College and City of London Freemen's School. Lovers of the outdoors will enjoy easy access to the Downs, Epsom Common, Banstead Woods, Headley Heath, and Box Hill, with walking, cycling, and equestrian routes on the doorstep. There is also an abundant choice of sport and country clubs.

Finally, easy access to the M25 makes weekends away or airport journeys convenient, while the town's Epsom Hospital, GP surgeries, leisure centre, and local shops ensure daily needs are well met.

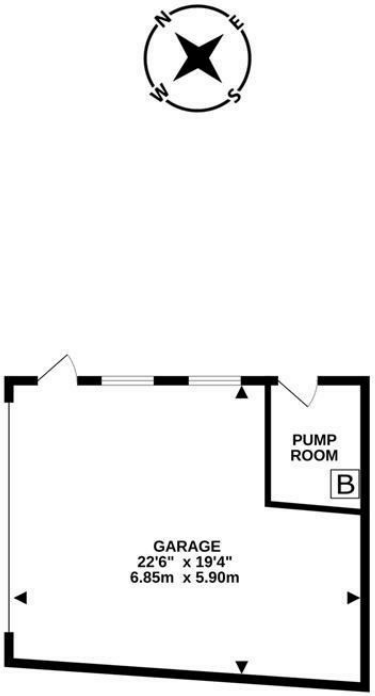
For further information or to arrange a private viewing, please call our sales team.



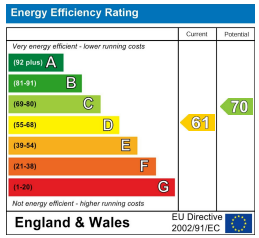
GROUND FLOOR



1ST FLOOR



GARAGE



MAIN HOUSE 178.9 SQ.M (1903 SQ.FT)GARAGES 52.5 SQ.M (587 SQ.FT)

TOTAL FLOOR AREA : 2490 sq.ft. (231.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and Banstead
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.

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