



The **PERSONAL** Agent

36 Rutherwyke Close, Epsom
£825,000

Epsom

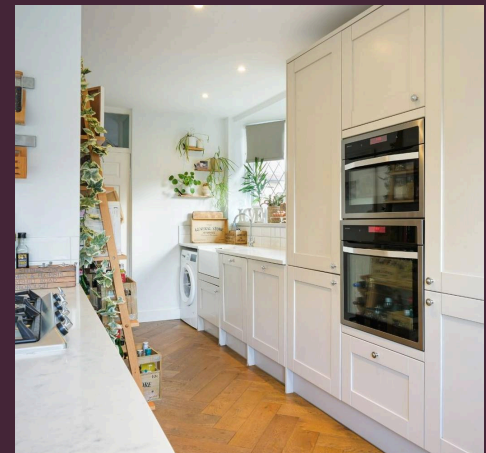
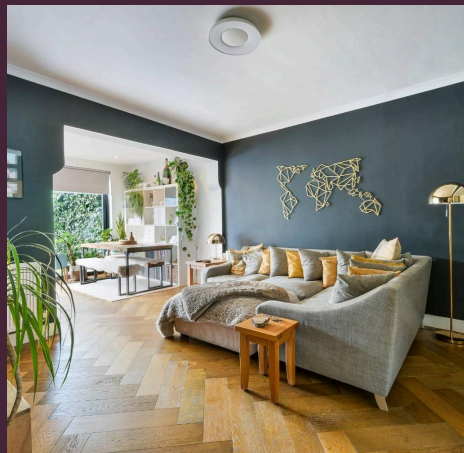
- Prestigious Stoneleigh location
- Ample parking and detached garage
- Versatile front reception room
- Spa style luxury bathroom
- Landscaped private rear garden
- Breakfast seating area
- Elegant 1930s architecture
- Fully fitted modern kitchen
- Spacious open plan living
- Three large double bedrooms

This elegant and stylish 1930s semi detached home sits on one of Stoneleigh's most sought after roads, offering generous off street parking and a detached garage. Beautifully presented with tasteful décor throughout, the property also boasts a level, secluded garden that has been thoughtfully and professionally landscaped.

Straight from the pages of a lifestyle magazine, this remarkable residence is elevated by exquisite design details that exude refinement and effortless sophistication. Every space reflects the impeccable taste of its current owners, who have curated an enviable sanctuary and would be a privilege to call home.

One of the home's most striking qualities is the thoughtfully layout, meticulously configured to enhance everyday living where effortless practicality meets refined style. Throughout the property, the décor is rich and sumptuous, yet it maintains an inviting warmth, a homely elegance that flows seamlessly from room to room.

A welcoming hallway introduces the home's exceptional attention to detail, the original study/4th





Description

The garden beyond has been thoughtfully landscaped to offer a secluded sanctuary level, private, and designed for both relaxation and social gatherings. With ample off street parking and a fully equipped detached garage, the property balances luxury with practicality at every turn. Upstairs, three generously proportioned double bedrooms offer comfort and tranquillity, each designed to provide a restful sanctuary. Complementing these is a spacious, modern bathroom featuring a matching suite and a serene, spa-like ambience, the perfect place to unwind and rejuvenate. Rich, sumptuous décor flows throughout the home, yet it retains an inviting warmth, a homely elegance that makes the property not only visually striking but deeply comfortable. The current owners have curated a truly enviable abode, one that radiates refinement and would be a privilege to call home.



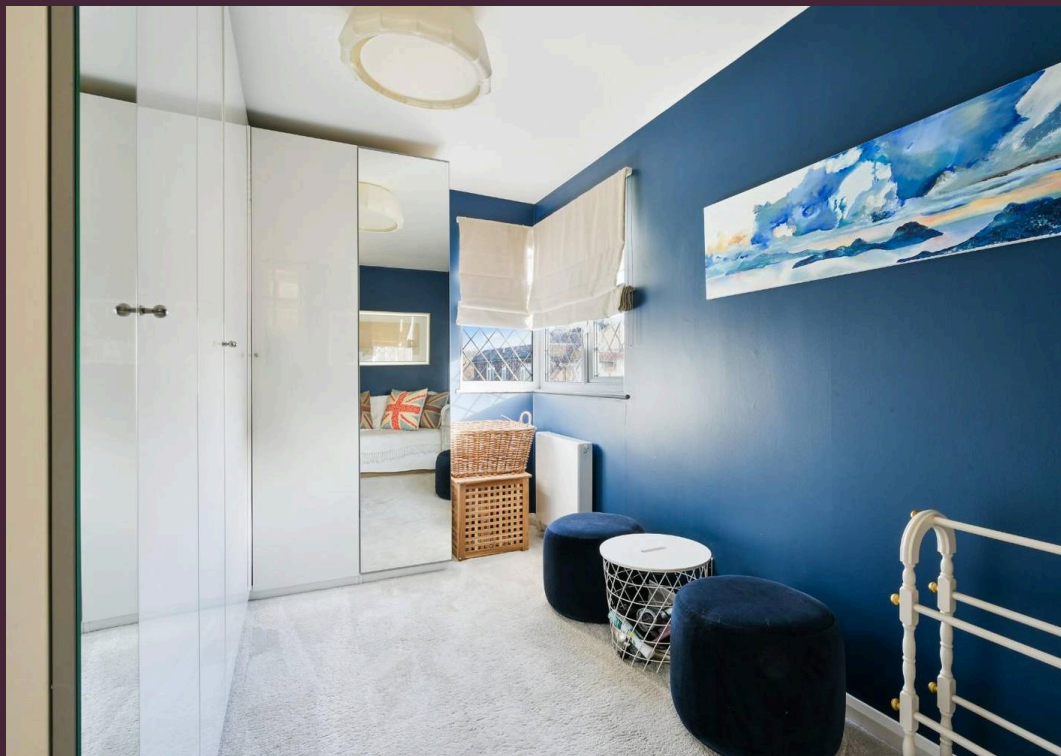
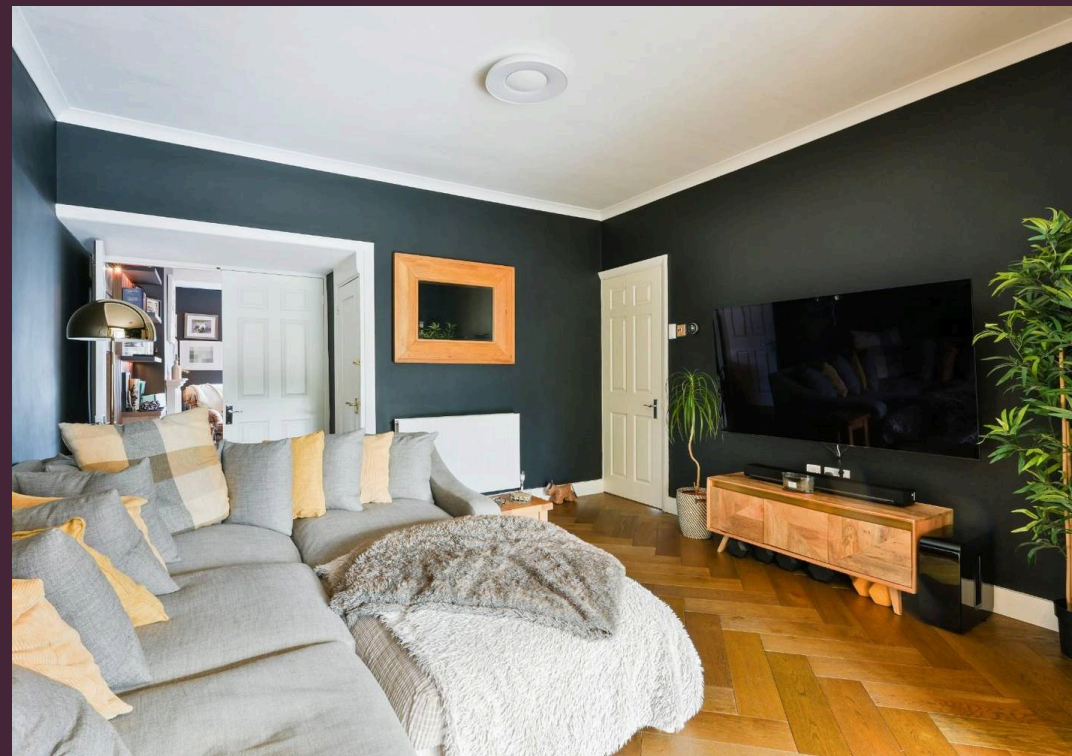
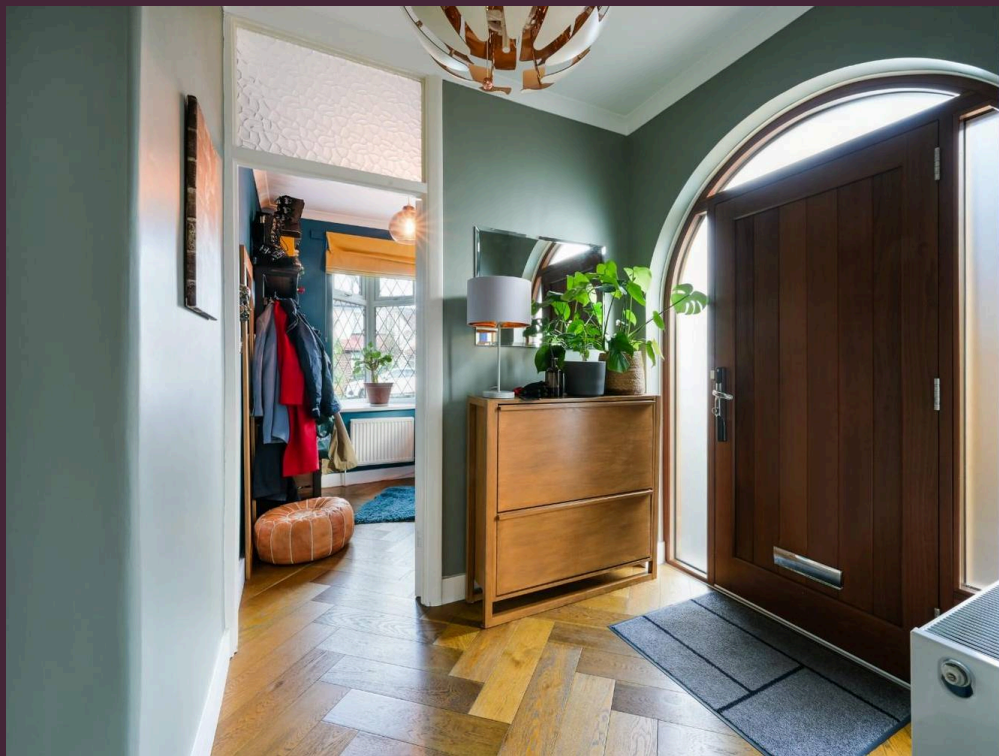
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

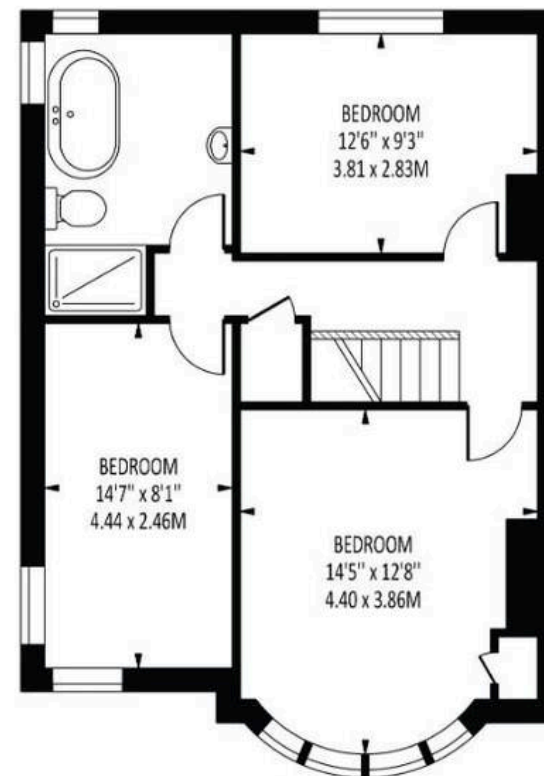
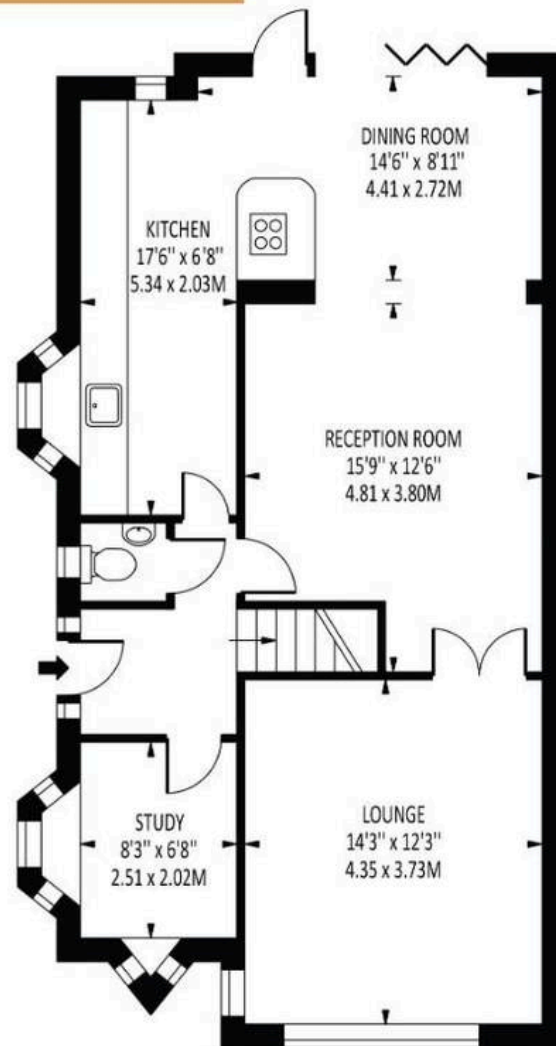
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Disclaimer: 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 of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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