



Ruden Way, Epsom

The PERSONAL Agent

# Guide Price £775,000

## Freehold

- Attractive & extended semi-detached home
- Superb 200' rear garden with outdoor kitchen
- Three generous double bedrooms
- Three nicely proportioned reception rooms
- 20ft kitchen/dining room with scope to customise
- Practical utility room & downstairs W.C
- Luxury four piece family bathroom
- Driveway with ample off street parking
- Short walk to station, shops & school
- Moments away from the famous Epsom Downs

Set within a highly desirable tree lined road on the periphery of the Epsom Downs, this attractive and cleverly extended semi-detached family home warrants immediate inspection to fully appreciate its fantastic position and flexible accommodation.

The property benefits from a stunning rear garden with outdoor kitchen and terrace that measures 200ft and has a good sized frontage with ample off street parking.

Ruden Way is a much requested and sought after road with easy access to Epsom Downs railway station, which is just a 5 minute walk away (0.3 miles). The local convenience stores are just around the corner and the green open spaces of Epsom Downs can be found at the end of the road.

Generously proportioned semi-detached homes finished to this standard are rarely available, and this superb property has been really nicely refurbished throughout with the exception of the kitchen allowing the new owners to customise this most personal of rooms, hence we are recommending immediate inspection.



This property boasts a generous 1,459 sq ft of living space, perfect for a growing family and upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. One of the highlights of this home is the 20ft kitchen/dining room, providing a bright and airy space for gatherings and there is also a home office/study, generous utility room and downstairs cloakroom too.

The property features three well-proportioned double bedrooms that are all served by a stylish and recently refurbished family bathroom, ensuring ample space for everyone.

Step outside into the impressive 200ft private rear garden, a true oasis of tranquillity. The garden features a central terrace, offering a versatile space that is perfect for al-fresco entertaining due to its outdoor kitchen but is also the perfect relaxation area. There is no shortage of parking with space for multiple cars to the front and a bonus parking space to the rear of the garden. With its convenient location, spacious rooms, and beautiful garden, this property on Ruden Way is a rare find.

Ruden Way is a highly desirable road within close proximity to Epsom Downs station. There are also many alternative stations available within a short radius. If you are travelling further afield the M25 is just a short drive away and if you are looking to enjoy outside space then Epsom Downs itself is just at the end of the road.

The practicality of the location continues with a number of local convenience stores should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom is just a couple of miles away, as is Banstead Village.

Tenure - Freehold  
Council tax band - E

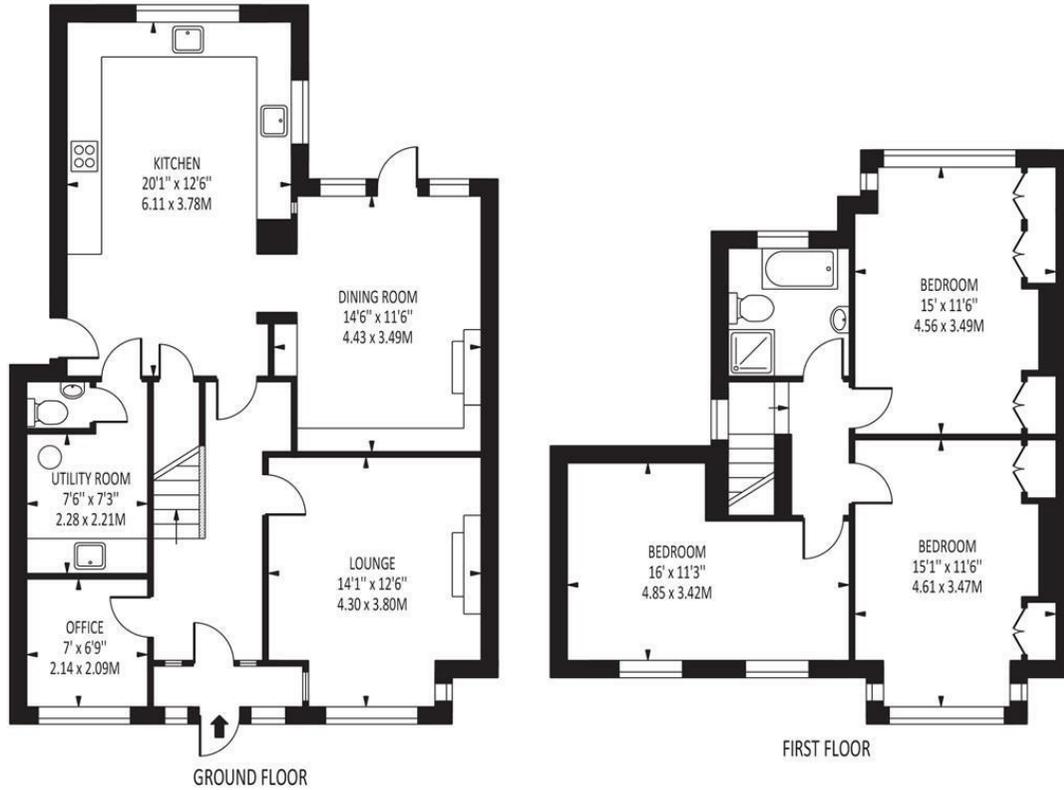




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Ruden Way  
Total Area: 1450 SQ FT • 134.67 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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