



Ruden Way, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £665,000 Freehold

- Attractive & extended semi-detached home
- Superb 100' South/Easterly rear garden
- Three well proportioned bedrooms
- Two reception rooms
- 18ft kitchen/diner with bifolds
- Modern family bathroom
- Utility and d/s cloakroom
- Large detached garage
- Close to station & shops
- Driveway with space for multiple cars

Set within a highly desirable tree lined road on the periphery of 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 South/Easterly facing rear garden that extends to approximately 100ft 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 over a quarter of a mile. The local convenience stores are also just around the corner, not to mention the green open spaces of Epsom Downs which can be found at the end of the road.

Generously proportioned semi detached homes finished to this standard and price point, are rarely available, and this superb property has been nicely extended too, hence we recommend an immediate inspection.



Upon entering this superb property 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 18ft extended kitchen with bifolding doors, which provide a bright and airy space for gatherings. In addition there is also a handy utility room and downstairs cloakroom.

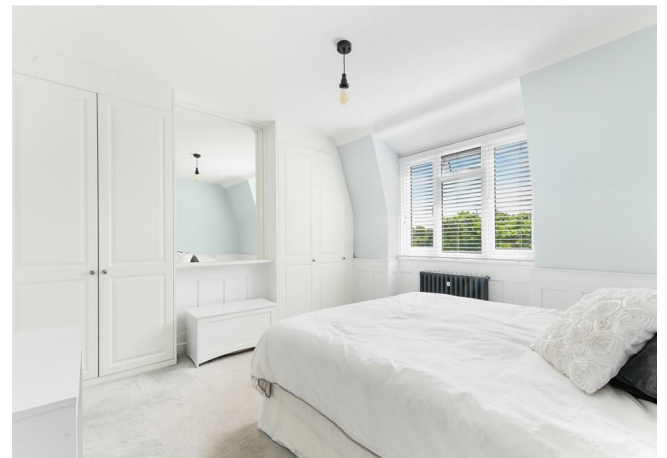
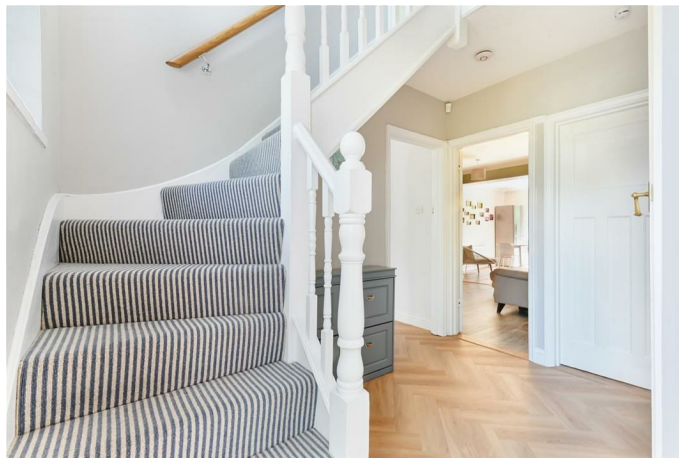
On the first floor the property features three well proportioned bedrooms, including a luxury white bathroom suite with built in wardrobes to the master bedroom. Step outside into the impressive 100ft private rear garden, to experience a true oasis of tranquillity. To the front there is no shortage of parking with space for multiple cars and an 18ft x 17 ft garage to the rear of the garden. With its convenient location, spacious rooms, and beautiful garden, this property could be considered a rare find on Ruden Way .

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





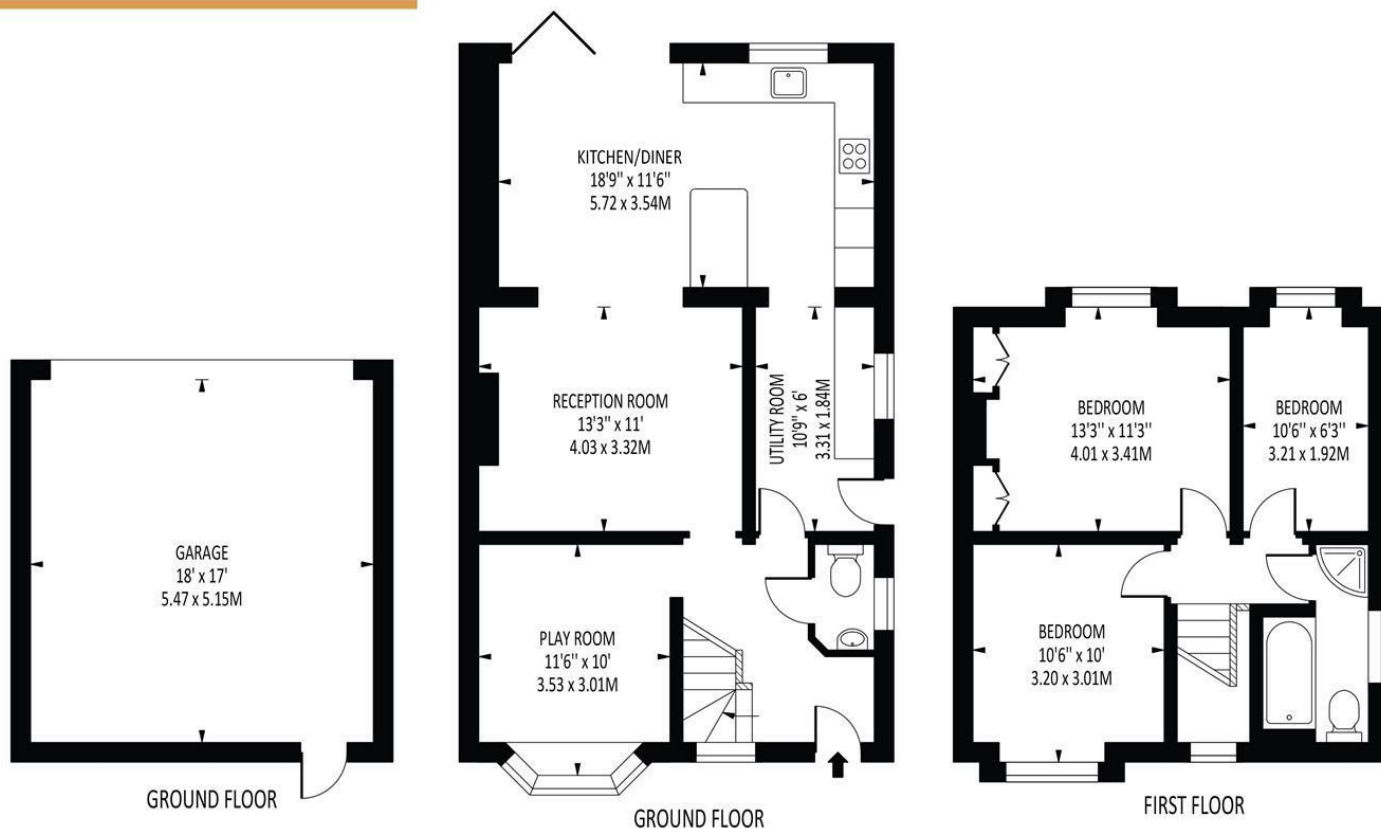


The **PERSONAL** Agent



## Ruden Way

Total Area: 1383 SQ FT • 128.49 SQ M  
(Including Garage)  
Garage Area : 303 SQ FT • 28.17 SQ M



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.

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

81

62

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



