



Ruden Way, Epsom

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- Cleverly extended with stylish design touches
- Beautiful design-led semi-detached home
- No onward chain
- Stunning open plan kitchen/dining room
- Main 18ft reception room & second reception room
- Three nicely proportioned bedrooms
- Newly built outbuilding used as a guest apartment, fully equipped with electrics, soundproofing, and a plumbed shower/bathroom and kitchenette
- Modern bathroom & d/s cloakroom
- Generous driveway with parking for 3 cars
- Short walk from shops, station & open space

With exceptional attention to detail, this attractive and cleverly extended semi-detached home is design-led in every aspect and warrants immediate inspection to fully appreciate the fantastic position and flexible accommodation it provides.

This home has recently undergone a refurbishment by its current owners, who have renovated it with care and attention from top to bottom to bring the property up to modern standards

Set within a highly desirable tree lined road on the periphery of the world famous Epsom Downs, the property benefits from so many stand out features as well as a stunning rear Garden that includes a 4.5 metre deep decking with space for dining and entertainment, complimented by large grass garden space, encased by 12 ft high hedges along both sides to give you a true sense of privacy and tranquillity.

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 incredible standard are rarely available on Epsom Downs, and this superb property has been really thoughtfully extended too, with many stylish and tasteful design touches that perfectly compliment the well balanced accommodation, hence we are recommending immediate inspection.

There aren't enough superlatives to adequately describe this home, it really is the best in show. From its welcoming entrance hall that links into the stunning kitchen/dining room which is arguably the heart of this home, to the adjoining 18ft reception room with vaulted ceiling and doors to the garden, everything has been perfectly designed with practicality and day to day living in mind. To the front of the home is a separate closed reception room which can be opened up for more entertaining space whilst the ground floor is completed by a downstairs cloakroom.

On the first floor are three nicely proportioned bedrooms and a beautiful family bathroom, whilst outside there is a good sized rear garden with a detached building which could be used as a guest suite, including a stylish kitchenette and contemporary shower room.

To the rear of the house is a terrace which is the perfect space to watch the sun go down with a glass of wine after a long day.

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

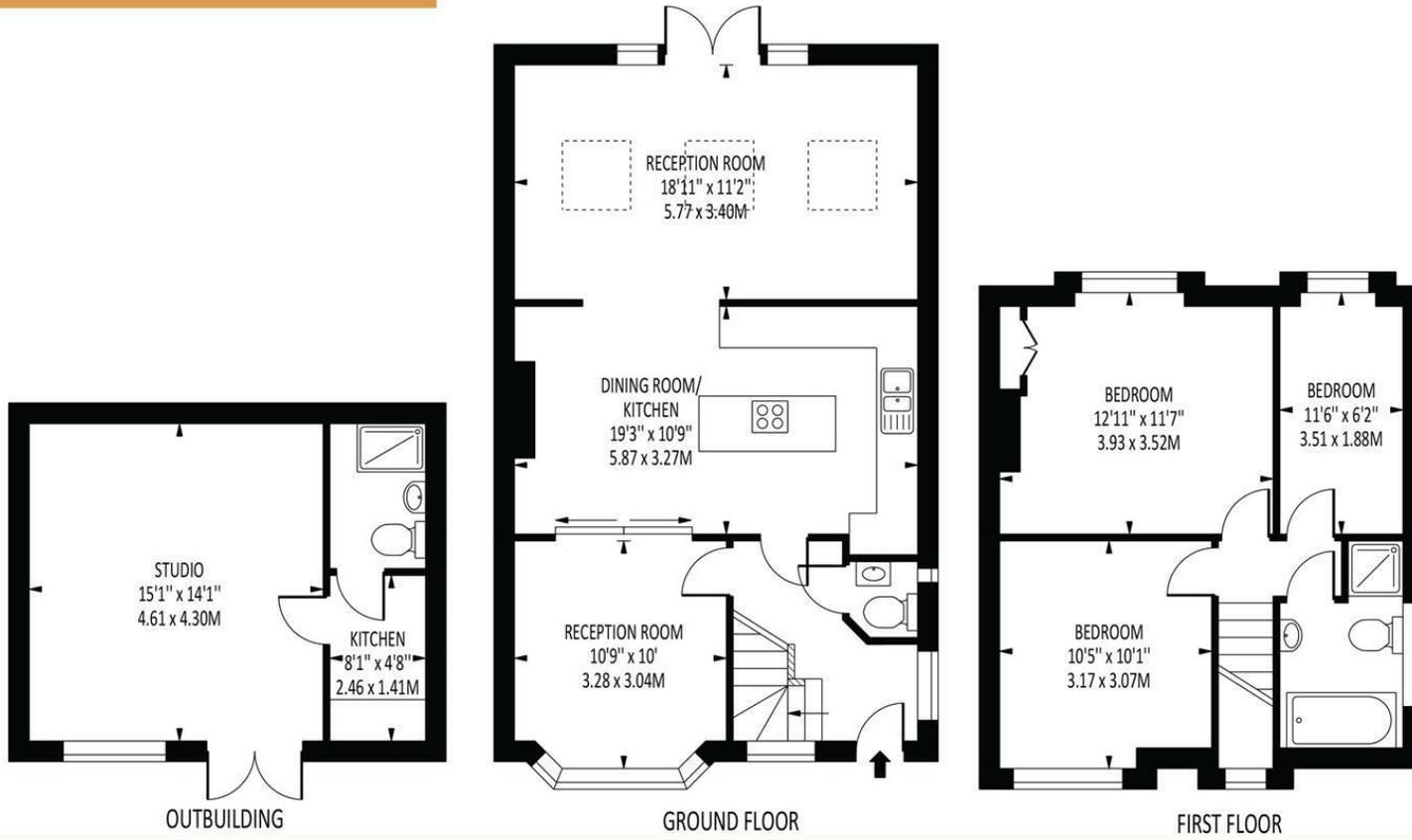






**Ruden Way**

Total Area: 1340 SQ FT • 124.48 SQ M  
 (Including Outbuilding)  
 Outbuilding Area : 287 SQ FT • 26.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**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 & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01372 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

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



The **PERSONAL** Agent

**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.

