



Ruden Way, Epsom Downs

The PERSONAL Agent

# Guide Price £725,000

## Freehold

- Cleverly extended semi detached home
- No onward chain for a smooth sale process
- Stunning kitchen/dining room
- 22ft reception space with defined areas
- Spacious utility room & downstairs shower
- Three spacious double bedrooms
- En suite bathroom & further family bathroom
- Beautiful rear garden with paved terrace
- Block paved driveway with ample parking
- Short walk from shops & station

This attractive and cleverly extended semi detached home warrants immediate inspection to fully appreciate its fantastic position and the flexible, well balanced accommodation it provides.

Having been purchased by the current owner through ourselves, the property has been lightly enhanced during their ownership, with tasteful redecoration throughout that allows the quality of the original extension and design to truly shine. The home is also offered to the market with no onward chain, ensuring a smooth and straightforward purchase.

Set within a highly desirable tree lined road on the periphery of Epsom Downs, the property enjoys a wonderful setting, complemented by a stunning rear garden and a generous frontage providing ample off street parking.

Ruden Way is a much requested and sought after location, with Epsom Downs railway station just a short five minute walk away



(approximately 0.3 miles). Local convenience stores are close by, while the open green spaces of the Downs can be found at the end of the road.

Homes of this size and finish are rarely available on Epsom Downs, and this superb property has been thoughtfully extended with a number of stylish and considered design touches that perfectly complement the overall layout. As such, we highly recommend early viewing.

The welcoming entrance hall, complete with oak flooring and a cast iron radiator, creates an immediate sense of quality. The bay fronted 22ft reception room offers defined living and study areas, seamlessly flowing through to the stunning kitchen/dining room, undoubtedly the heart of the home and a true focal point. This bright and spacious area overlooks the garden, making it ideal for entertaining, and also provides access to a large and practical utility room. The ground floor is completed by a cloakroom and separate shower.

On the first floor are two generous bedrooms, a beautiful four piece en suite bathroom, and a further luxury family bathroom. The second floor hosts a fabulous guest bedroom, featuring bi fold doors and a Juliette balcony that enjoys a wonderful outlook, an ideal spot to unwind and take in the evening sunset.

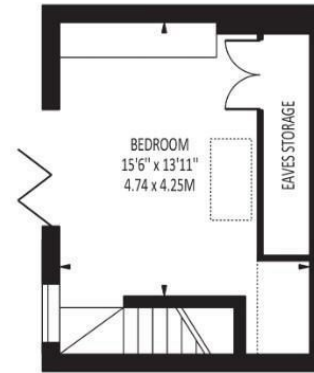
The location continues to deliver in terms of convenience, with multiple transport links nearby, including Epsom Downs railway station, as well as other stations within easy reach. The M25 is also a short drive away for those travelling further afield.

Everyday essentials are within easy reach, with local shops just around the corner, while the popular market town of Epsom and Banstead Village offer a wider range of amenities, restaurants, and leisure facilities.

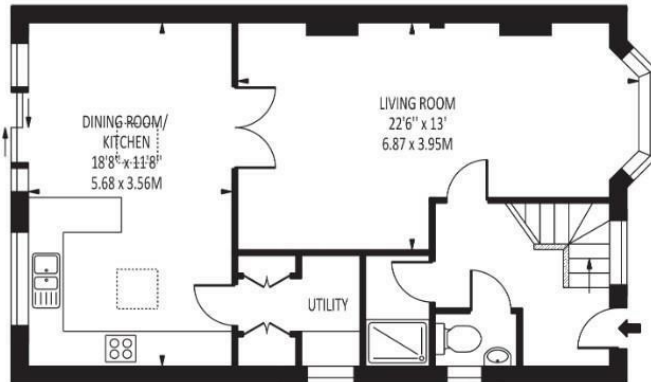
Tenure - Freehold  
Council tax band - E



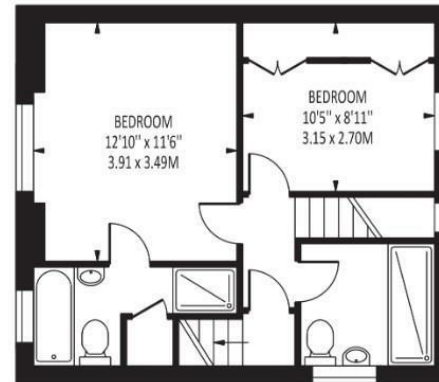




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

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