



Ruden Way, Epsom Downs

The **PERSONAL** Agent

# Guide Price £1,300,000

## Freehold

- Stunning 0.49 of an acre plot
- All weather, flood lit tennis court facility
- 250ft x 65ft South/Easterly facing garden
- Periphery of world famous Epsom Downs
- Three generous double bedrooms
- Impressive central entrance hall
- Large kitchen/dining/family room
- Three further reception rooms
- 2270 Sq. FT of total accommodation
- Scope for a significant extension project STPP

Often the words “rare opportunity” and “potential” are thrown around quite casually when writing property descriptions, but never have they been more fitting than in the context of this home on Ruden Way.

Sit on a fantastic plot of approximately 0.49 of an acre and enjoying a top position within one of the premier roads on Epsom Downs, The Personal Agent are especially proud to present this 1929 built character detached family home, benefitting from flexible and bright accommodation approaching 2270 sq ft as well as approved planning permission to extend if desired.

Our clients have completely transformed the 250ft x 65ft South/Easterly facing garden, with tasteful landscaping and the creation of a full size, all weather tennis court which also benefits from being flood lit too.

The home has such a wealth of character and charm with great



features throughout, and solid bones that serve to provide the perfect blank canvas for the new owners to come in and place their stamp on.

There is a 65ft x 50ft frontage with carriage driveway, which alongside the central entrance hall, provides a great first impression. The kitchen/dining/family room is undoubtedly the heart of this home measuring just shy of 30ft in total, making it the perfect entertaining space. There are three further reception areas which are used as a living room, study and playroom.

The ground floor is completed by a pantry, downstairs cloakroom and the attached garage.

On the first floor the impressively spacious accommodation continues with three generous double bedrooms, a family bathroom and a landing area that provides a wonderful vista over the gardens.

Outside, this home really comes into its own, with such a

wonderful garden that our clients have created including the rare addition of the full sized tennis court, which is perfect for adults and children alike who like to stay fit, and who knows it could be the perfect training ground for a future Wimbledon champion!

Homes on Ruden Way are always popular, especially one with so much potential as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Epsom Downs station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too. The world renowned Epsom College is just a short walk away. If you are travelling further afield the M25 is just a short drive.

Tenure - Freehold  
Council tax band - G

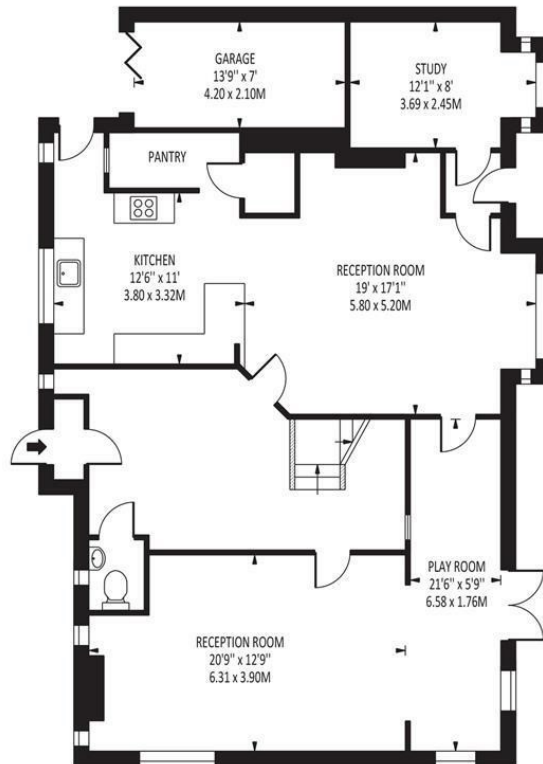




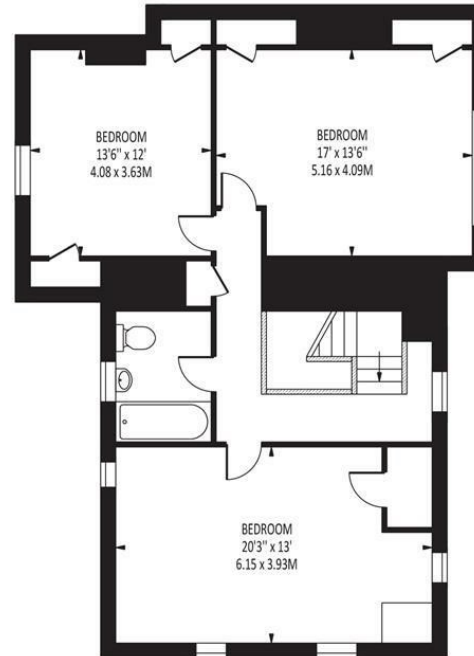
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## Ruden Way

Total Area: 2270 SQ FT • 210.86 SQ M  
(Including Garage)  
Garage Area : 95 SQ FT • 8.82 SQ M



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>                          |         |                            |
| (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<br>2002/91/EC |

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**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.

