



Ruxley Lane

Epsom

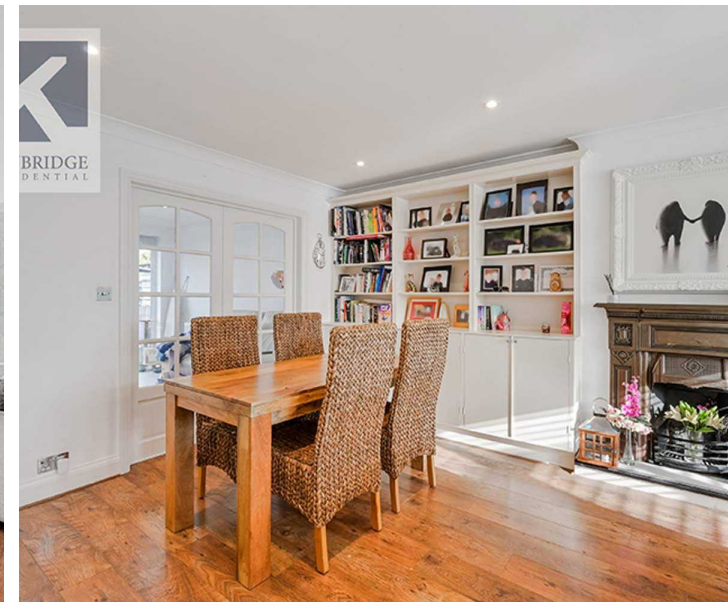
In Excess of £630,000

# Ruxley Lane

Epsom, Epsom

- Four bedrooms
- Flexible accommodation and spacious
- Close to good schools
- Extended kitchen/diner
- Off-street parking
- Secluded garden
- Close to amenities and access to A3
- Ensuite and downstairs W.C

Kaybridge Residential are pleased to present to the market this exceptional opportunity to purchase this spacious four-bedroom semi-detached house, nestled in a sought-after location, which is a wonderful opportunity for families seeking the perfect blend of comfort, convenience, and style. Boasting a versatile layout with four bedrooms, including an ensuite, this home offers flexible accommodation that effortlessly accommodates various lifestyles. The extended kitchen/diner serves as the heart of the home, providing a space where families can gather and create lasting memories. A downstairs W.C adds convenience, while off-street parking ensures hassle-free urban living. Situated close to reputable schools, residents can rest assured that education is within easy reach, while the nearby amenities and swift access to the A3 further enhance the property's appeal.





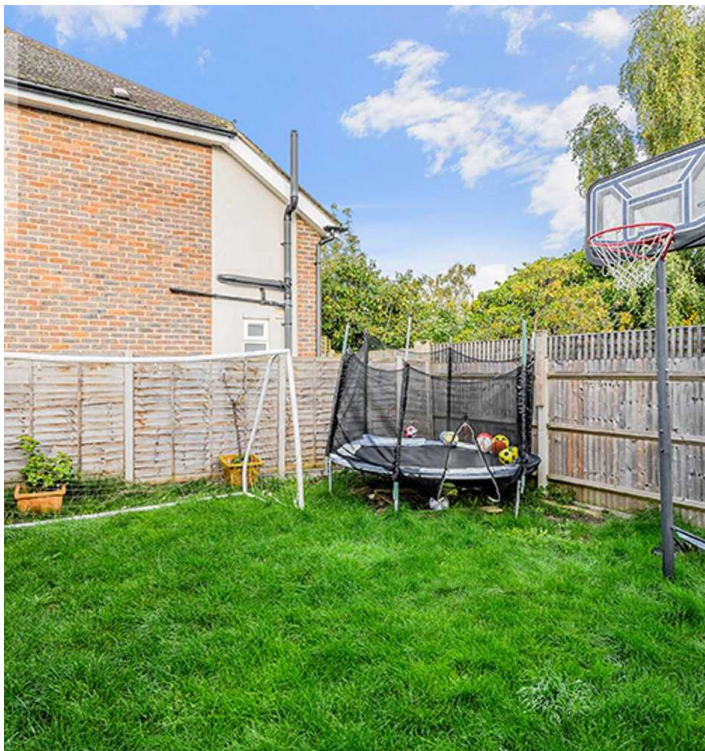
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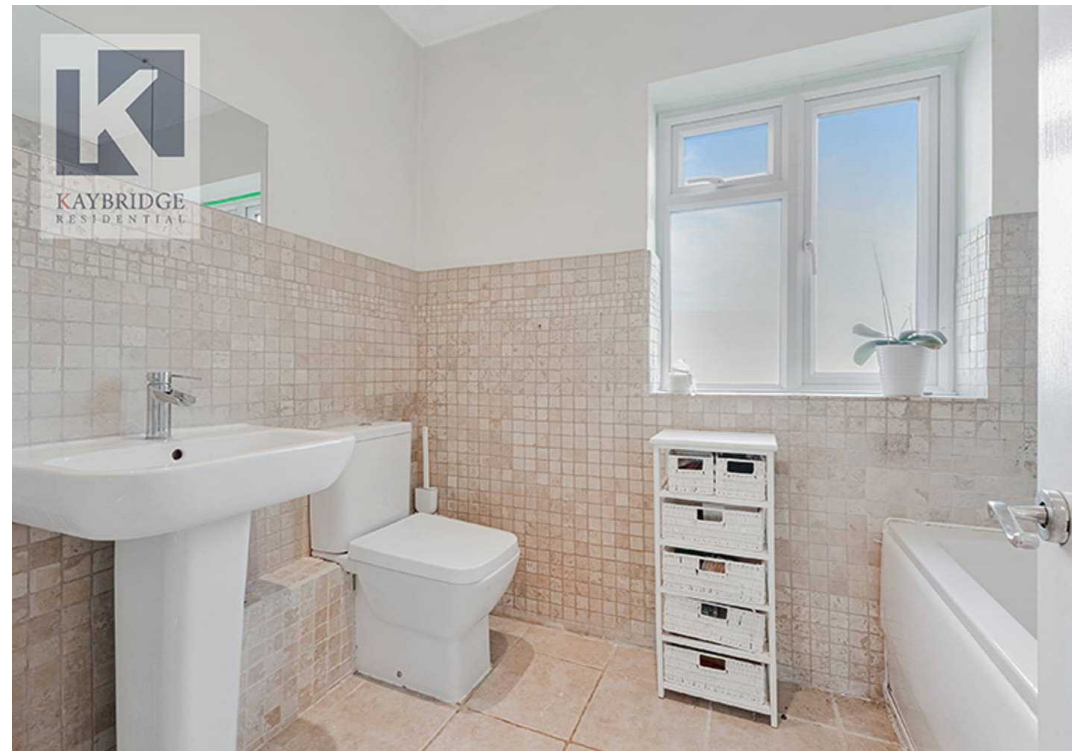
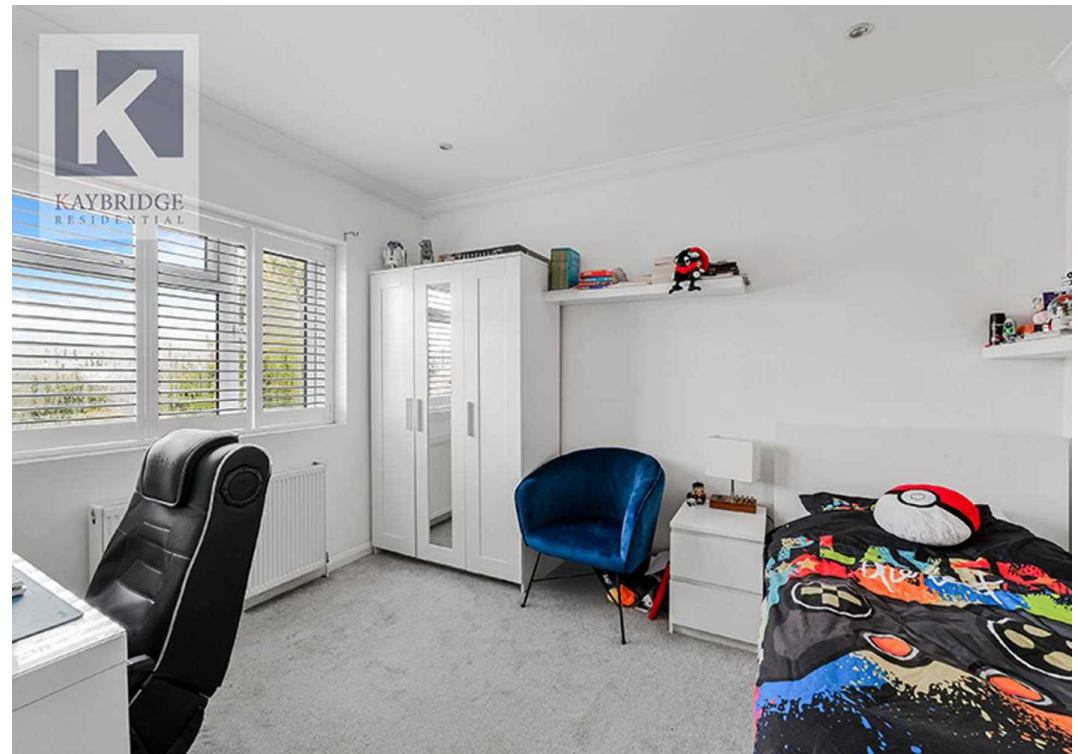
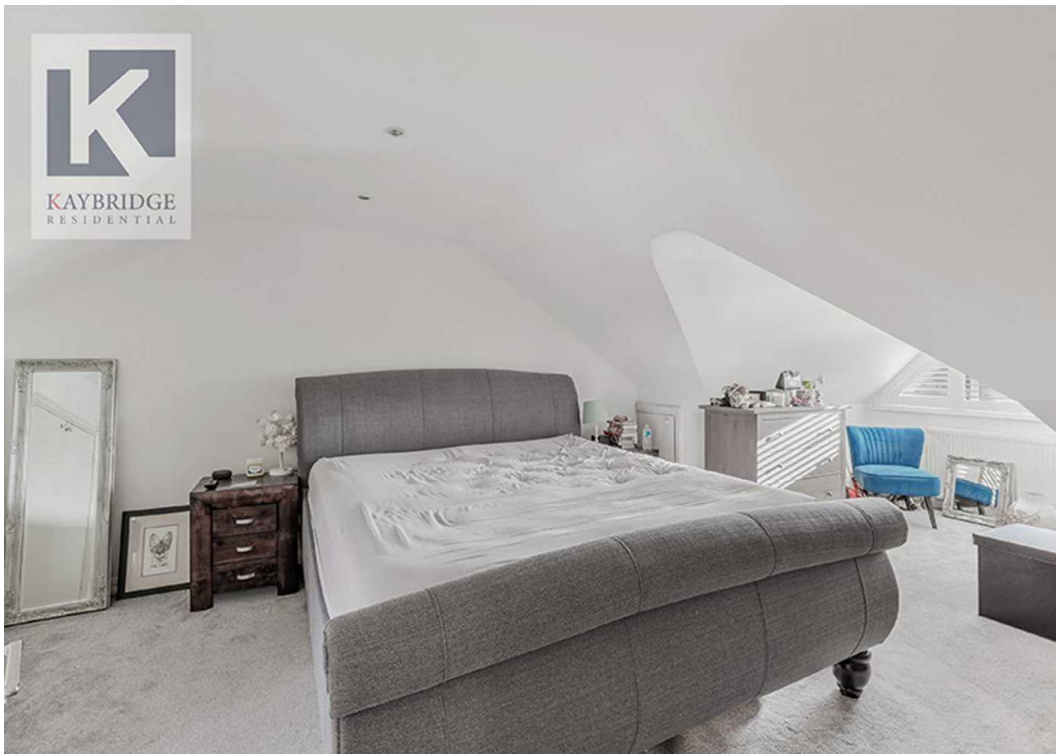
Stepping outside, the allure of this property continues with a secluded garden offering a serene escape from the hustle and bustle of daily life.

Epsom

Council Tax band: E

Tenure: Freehold

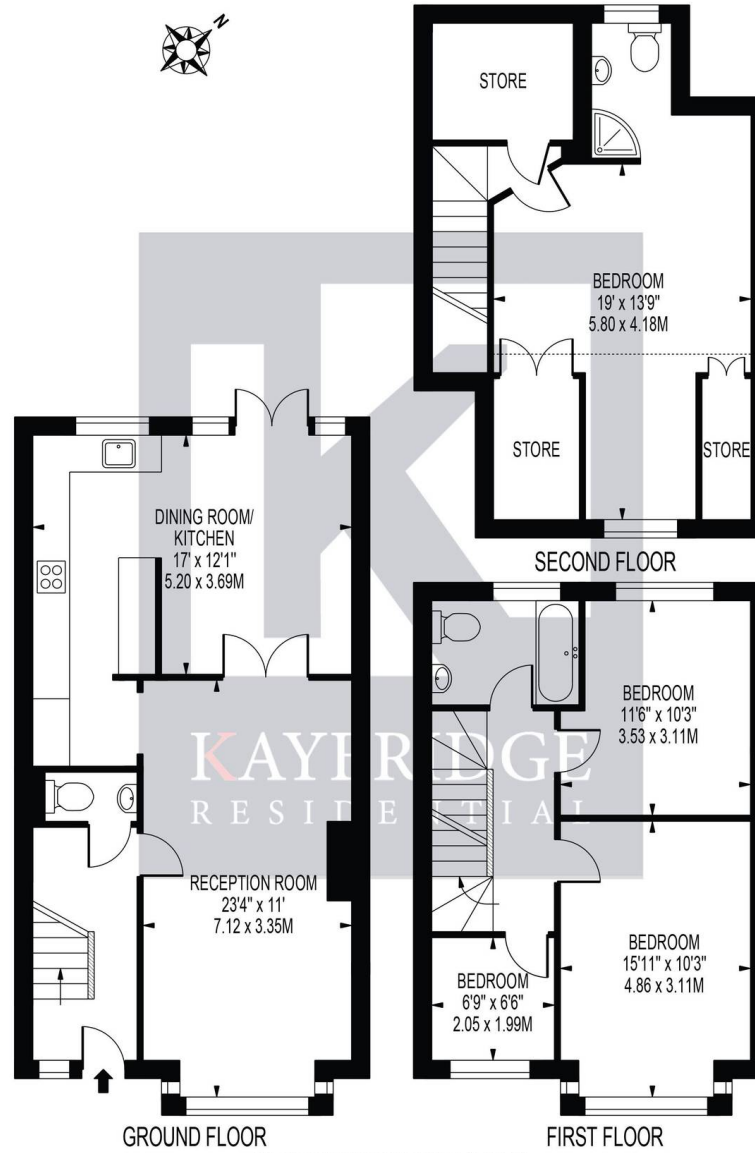




# RUXLEY LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1446 SQ FT - 134.33 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 122 SQ FT - 11.34 SQ M



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 OR 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.



## Kaybridge Residential Epsom

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