



Ruxley Lane, Epsom

Guide Price £600,000 - £630,000

Epsom

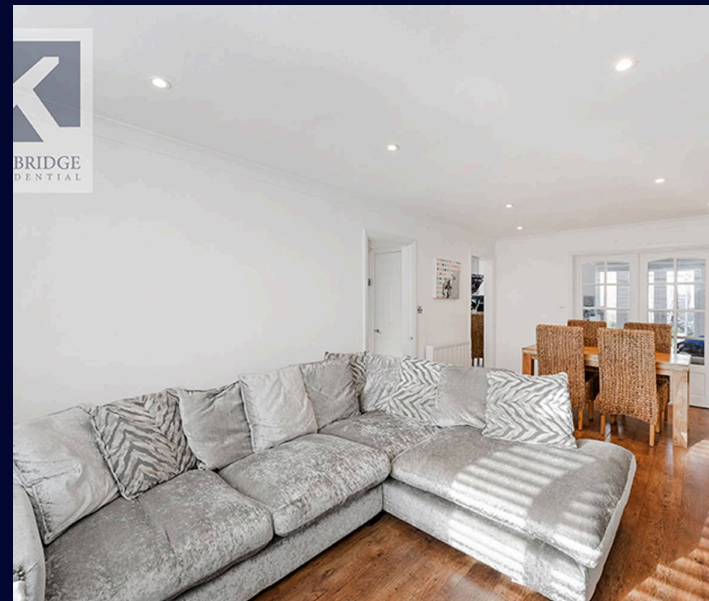


Ruxley Lane

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.



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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



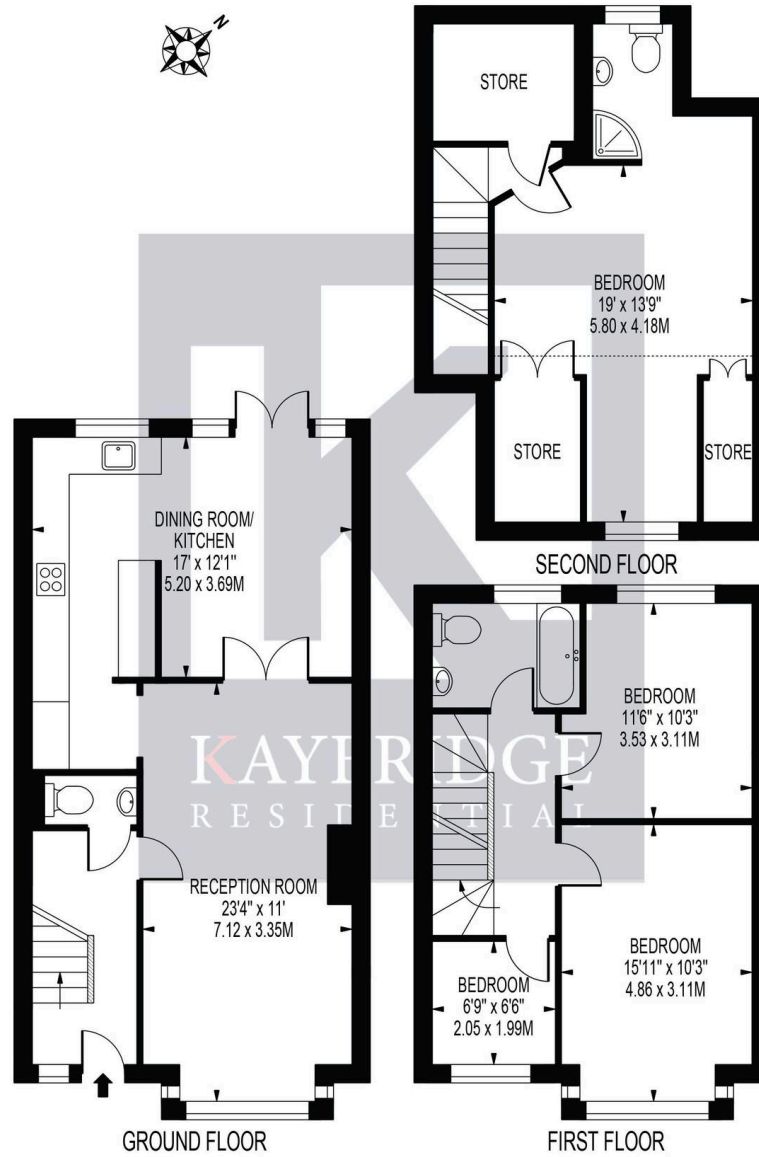


RUXLEY LANE

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

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Kaybridge Residential Epsom

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