



Ruden Way, Epsom

Epsom

In Excess of £750,000



Ruden Way

Epsom

Charming 3-bed semi-detached house in sought-after area near Epsom Downs. Spacious living areas, integral garage, off-street parking. Close to amenities, Epsom town, and beautiful landscapes. Ideal family home in a convenient location. Viewing highly recommended. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom Semi-Detached House
- Two Receptions
- Seperate Kitchen
- Family Bathroom
- Integral Garage
- Close To Local Shops & Amenities
- Easy Reach Of The Famous Epsom Downs
- Within A Short Drive of Epsom & Banstead Town Centres
- Off Street Parking
- Epsom Downs Station Is A Short Walk Away

Nestled within a sought-after residential area, this charming 3-bedroom semi-detached house offers a fantastic opportunity for those seeking a comfortable family home. Conveniently located within close proximity to local amenities and with easy access to the renowned Epsom Downs, this property is sure to appeal to a range of buyers.

Upon entering the property, you are greeted by a welcoming ambience that flows throughout the well-proportioned living spaces. The ground floor comprises of two reception rooms and kitchen, providing ample space for both entertaining guests and relaxing with loved ones. Ascending the stairs to the first floor, you will find three generously sized bedrooms and a family bathroom.

Further enhancing the appeal of this property are the parquet floors to the entrance hall, and reception rooms. An integral garage offers added convenience and storage options and the off-street parking ensures that parking will never be a concern for residents.

Situated within a stone's throw of local shops and amenities, everything you need is at your fingertips. The allure of the famous Epsom Downs, just a short distance away, provides a picturesque backdrop for leisurely strolls and outdoor activities. For those seeking a bit more excitement, the bustling town centres of Epsom and Banstead are within easy reach, offering an array of shopping, dining, and entertainment options. Epsom Downs train station is a 10 minute walk away with trains going to Victoria every 30 minutes and there are a number of primary and secondary schools within easy reach.

In conclusion, this semi-detached house presents a rare opportunity to acquire a property that not only offers comfort and convenience but also has the added appeal of being situated in an enviable location. Viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange a viewing and take the first step towards making this house your new home.

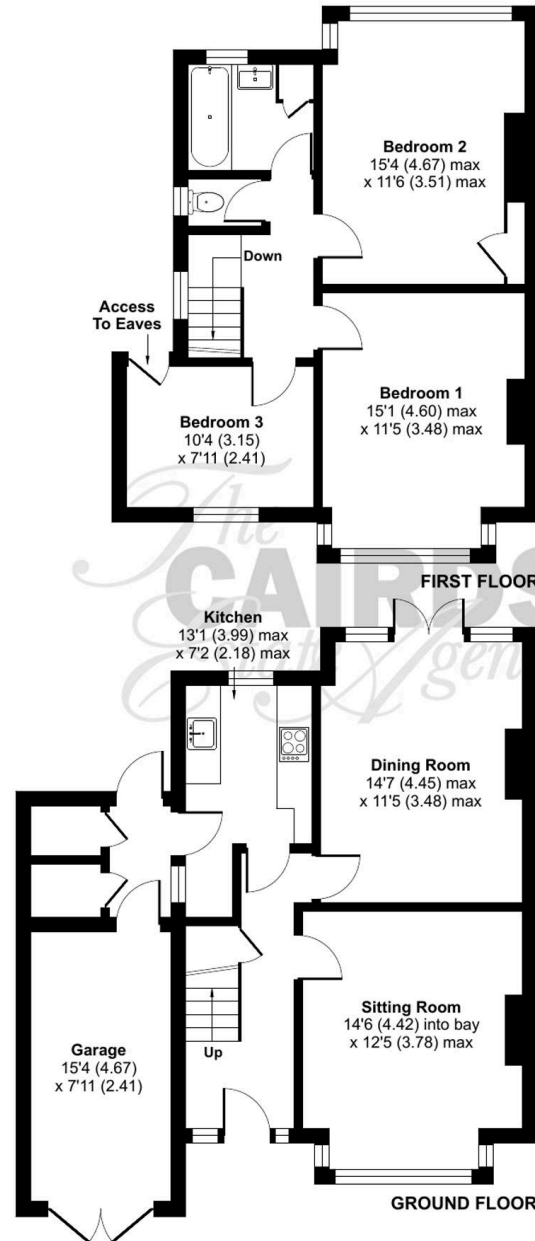
Ruden Way, Epsom, KT17

Approximate Area = 1142 sq ft / 106.1 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1265 sq ft / 117.5 sq m

For identification only - Not to scale







Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk