



**KAYBRIDGE**  
RESIDENTIAL



**Rutherwyke Close, Epsom, Surrey, KT17 2NA**  
**Offers in excess of £675,000**

# Rutherwyke Close, Epsom, Surrey, KT17 2NA

- Semi Detached, Chalet Style
  - Four Double Bedrooms
  - Highly Sought After Road
  - South, West Facing Garden
    - Downstairs W/C
    - Ample Parking
- Close to Stoneleigh Mainline Station
  - Two Reception Rooms
    - Garage
  - Cul- De- Sac Location

Situated on a cul-de-sac in a highly sought after road in Stoneleigh this well presented and spacious four bedroom semi detached family home sits within walking distance of Stoneleigh train Station, with a Zone 5 rail service to London Waterloo. The property is also ideally located for a choice of primary and secondary schools, which include meadow primary school, Nonsuch & Glynn, whilst being a short walk of the historic and beautiful Nonsuch Park.

The extended chalet style property comprises of a sizeable entrance hallway leading to a spacious and bright living room, a separate dining room which been extend and opens to a good size kitchen/breakfast room. In addition, you will also find a modern family bathroom.

On the first floor there are four double bedrooms. All of which benefits from a modern bathroom.

To the rear is a mature, well maintained private garden which extends to approximately 73'. To the front there is generous off street parking leading to a garage.





### Local Area

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

### Local Schools

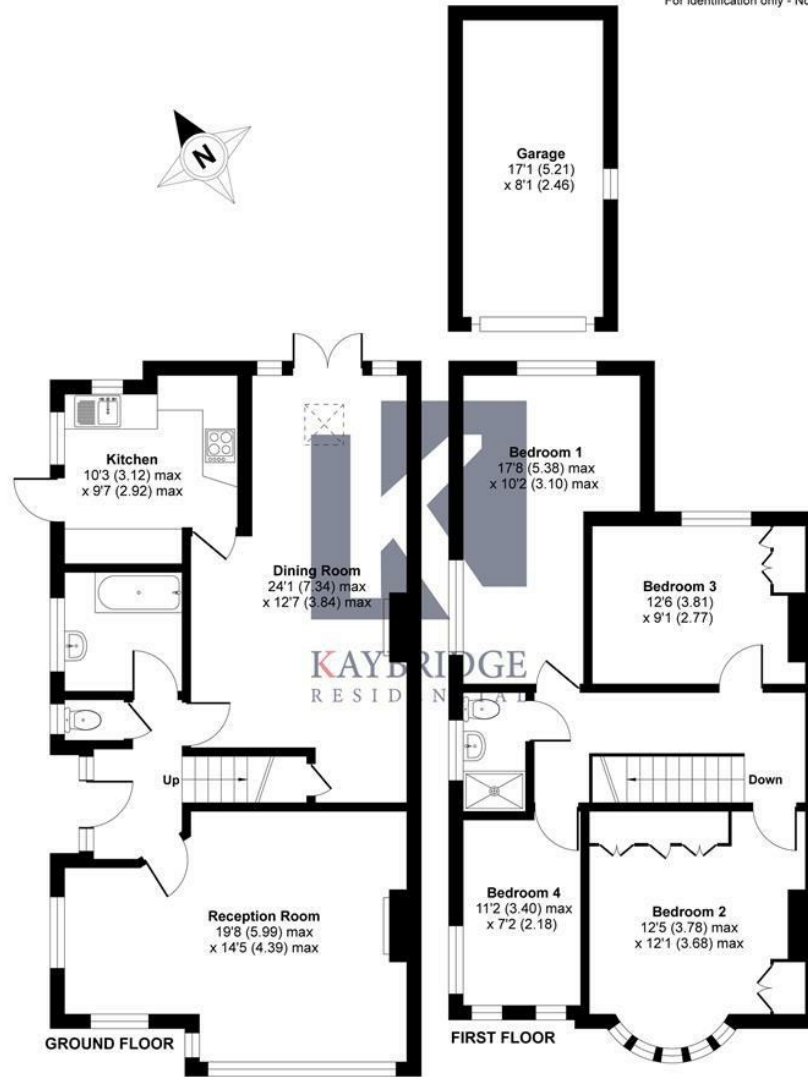
ideally located for popular local schools, several well regarded schools are also close by including Nonsuch and Meadow Primary schools, and Cheam High School. The wide open spaces of historic Nonsuch Park are also just a short walk away.



# Rutherwyke Close, Epsom, KT17

Approximate Area = 1522 sq ft / 141 sq m (includes garage)

For identification only - Not to scale



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 77        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 53                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 662133



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