



RUDEN WAY, EPSOM, SURREY, KT17

£900,000

FREEHOLD

Winkworth





RUDEN WAY

EPSOM, SURREY, KT17

**THIS DELIGHTFUL THREE/FOUR BEDROOM
DETACHED HOUSE IS LOCATED ON A VERY
POPULAR RESIDENTIAL ROAD, WITHIN
EASY REACH OF EPSOM DOWNS.**

Ideally situated for local shops and amenities, within walking distance to Epsom Downs Train Station, and minutes from Epsom Racecourse. Epsom Town Centre with its comprehensive selection of restaurants and shops is just under 2 miles away. The house occupies a good plot, and offers great potential for extending, subject to the usual planning consents.



RUDEN WAY EPSOM, SURREY, KT17

This charming 1930's detached house is offered with no onward chain.

Whilst requiring some modernisation, this house offers a fantastic opportunity to create a large family home, in a sought-after tree-lined road.

The ground floor briefly comprises; welcoming entrance hall, light and spacious through living room/dining room with sliding patio doors affording a lovely view of the rear garden, a fitted kitchen with a range of eye and low level units, ample worktop space, and a downstairs cloakroom.

The first floor offers three/four generous double bedrooms, with the fourth bedroom accessed via the principal bedroom, all served by a family bathroom and separate WC.

To the front of the property there is a generous driveway allowing parking for several vehicles, as well as side access to the rear garden and the integral garage.

The attractive rear garden has a private and secluded feel, and has a south east aspect. A patio adjacent to the house, is an ideal area for a BBQ and seating overlooking the lawn. The perimeter of the garden is framed by mature hedge borders.

This lovely family home is well proportioned, yet still offers excellent scope for further extension, subject to planning permission.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and outdoor sporting pursuits can be enjoyed.

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AT A GLANCE...

- Entrance Hall
- Through Lounge/Dining Room - 23'7" x 11'11" (7.20m x 3.62m)
- Kitchen - 11'3" x 8'11" (3.44m x 2.73m)
- Downstairs Cloakroom
- Bedroom 1 - 11'7" x 11'2" (3.53m x 3.40m)
- Bedroom 2 - 12'2" x 10'4" (3.70m x 3.14m)
- Bedroom 3 - 10'9" x 9'1" (3.27m x 2.76m)
- Bedroom 4 - 17'0" x 9'9" (5.17m x 2.97m)
- Family Bathroom
- WC
- Garage - 17'1" x 9'3" (5.20m x 2.83m)
- Rear Garden - 100' (30.48m) approximately

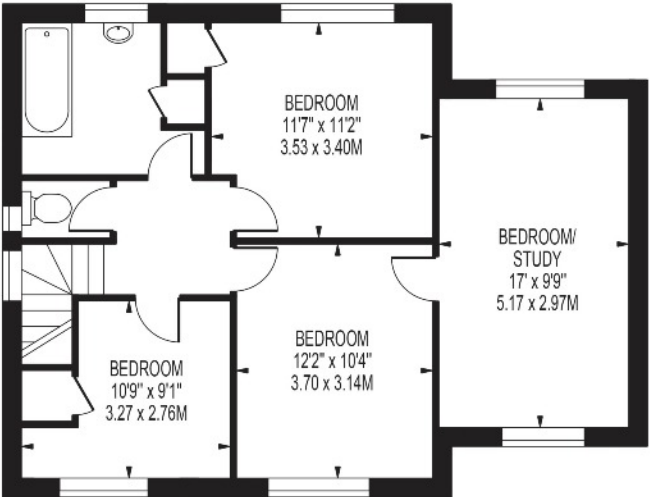




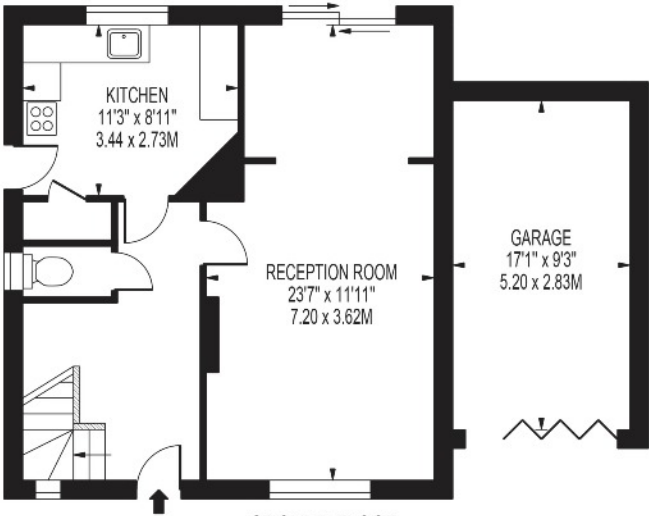
RUDEN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1181 SQ FT - 109.72 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 158 SQ FT - 14.72 SQ M



FIRST FLOOR



GROUND FLOOR

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.
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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.

Score	Energy rating	Current	Potential
2+	A		
1-91	B		84 B
9-80	C		
5-68	D	55 D	
9-54	E		
1-38	F		
-20	G		



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