



Within easy reach of Epsom Downs

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## Ruden Way Epsom KT17 3LW

Epsom 2 miles  
Epsom Downs station 5 minute walk  
Banstead 2 miles  
London by rail 45 from Epsom Downs  
or change at Sutton 25 minutes  
M25 (Junction 9) 3 miles

All times and distances are approximate

Situated within easy access to Epsom Downs is this well presented three-bedroom semi-detached family home which benefits from a large private garden, off street parking and is offered to the market with no onward chain.

- | Hallway
- | Sitting room
- | Kitchen
- | Dining room
- | Conservatory
- | Three bedrooms
- | Home garden office
- | Off street parking

Price £540,000







Perfectly positioned on this sought-after road, just moments from Epsom Downs, is this delightful and beautifully presented three-bedroom semi-detached family home. The property offers flexible, well-laid-out accommodation throughout, featuring an open-plan sitting and dining area with doors leading to a bright conservatory that overlooks the large, mature rear garden. Upstairs, there are three generous bedrooms and a modern family bathroom, along with access to the loft providing additional storage space. An internal viewing is highly recommended to fully appreciate the space, comfort, and charm this lovely home has to offer.



The property is within a short walk of the open downs and Epsom Downs Station for commuter services to London. There are local shops nearby at Drift Bridge whilst Epsom town centre and Banstead Village are both easily reached and offer more extensive amenities. This part of the Surrey Downs has much to offer for sport, leisure and cultural pursuits and there is a good choice of schooling in the area.



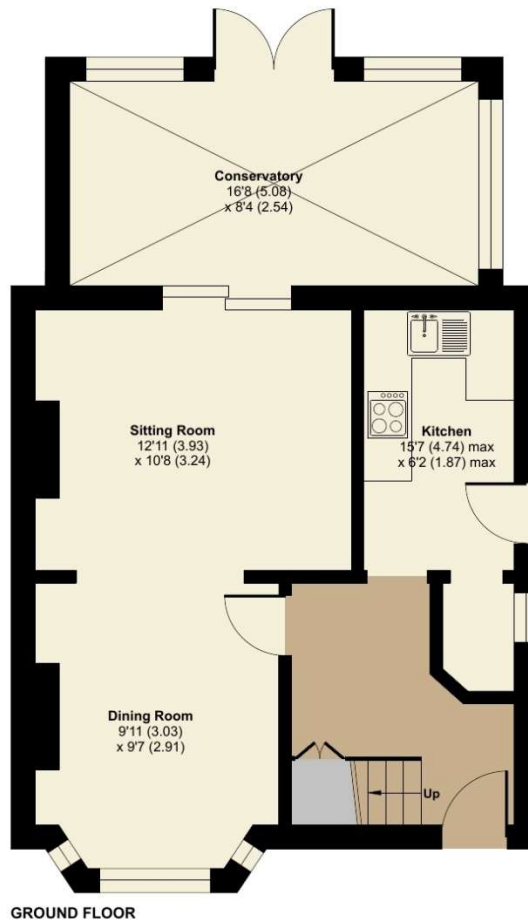
Three bedrooms | Open-planned sitting - dining room overlooking the garden | Within moments of Epsom Downs station| Modern home garden office | No onward chain| Ample amount of off street parking | Excellent potential to extend (STPP)

# Ruden Way, Epsom, KT17

Approximate Area = 1002 sq ft / 93 sq m  
 Outbuilding = 123 sq ft / 11.4 sq m  
 Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale

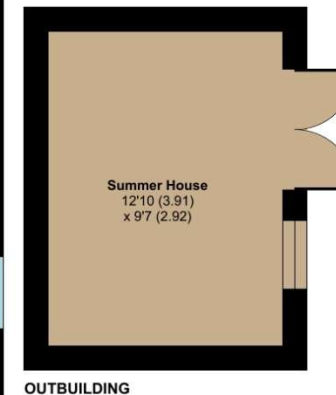
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

**TOTAL FLOOR AREA**  
 1,125 SQ FT / 104.4 SQ M

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Richard Saunders. REF: 1377071

Tenure: Freehold  
 Local Authority: Reigate and Banstead  
 Council Tax Band: E  
 All mains services  
 FFTP Broadband Available  
 To the best of our knowledge on production of this brochure

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Viewing  
 Please call us to arrange  
 a viewing appointment

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 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

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