



Ruxley Lane

Epsom, KT19 9EX

Asking price £720,000


The local agent
thelocalagent.co.uk



133 Ruxley Lane, Epsom, Surrey, KT19 9EX

Asking price £720,000

Superb extended house of approximately 1325sq ft offered in excellent condition.

Featuring a huge open plan living area with herringbone parquet flooring, bi folding doors, log burner and a stunning bespoke fitted kitchen with quartz work tops and integrated appliances.

On the first floor there are three double bedrooms with a vaulted ceiling in main bedroom and a family bathroom. Outside there is a South Easterly facing landscaped garden with decking area, feature pond and a large York stone patio area for the garden room/studio, which is ideal for parties and bbq's.

Other benefits include a utility/store room providing side access, integrated Sonos sound system, alarm, CCTV, instant hot water tap and a megaflo system.

Property Features

Extended Semi Detached Home
Underfloor Heating Downstairs
Solid Oak Flooring
Sonos Sound System
Bi Folding Doors
Bespoke Kitchen with Integrated Appliances
Downstairs Shower Room
Garden Room/Studio
Utility/Store Room
South Easterly Garden

Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Total approximate floor area: 1325.00 sq ft

Location

The property is situated within this desirable residential location in Ewell. Located in between three train stations, Ewell West, Chessington North and Tolworth. Within walking distance there are good local schools for all ages, bus routes into Epsom and Kingston and a nearby Tesco Express as well as other local shops. It also offers easy access to the A3 & M25.

Epsom is just a short drive/bus ride away. Epsom High Street has a variety of shops and Epsom Playhouse which offers a range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym & other sports facilities including nearby Horton Park Golf course.

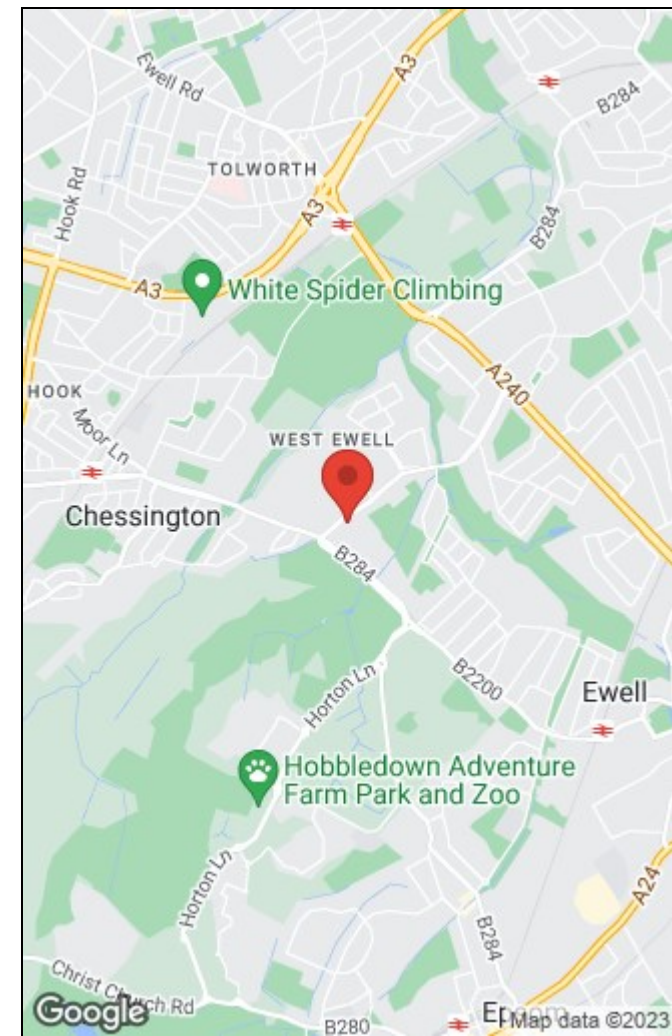


Ruxley Lane, Ewell



Total Area: 151.9 m² ... 1635 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

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

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