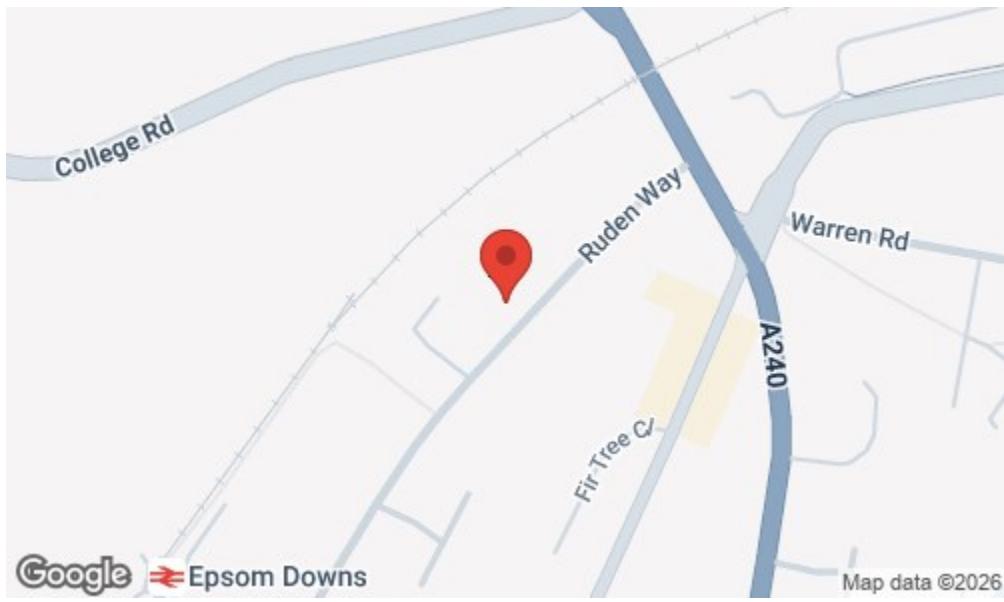


## Location

£2,500 Per Month -  
Ruden Way, Epsom, KT17 3LW

### Location Map



### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED

Tel: 020 8401 5000

E-mail: [residential@centro.plc.uk](mailto:residential@centro.plc.uk)

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

### Description

- Semi Detached
- Three Bedrooms
- Available Now
- Unfurnished
- Off Street Parking
- Outhouse
- EPC Rating C
- Council Tax Band E



### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 12 months
- Rent: £2500pcm exclusive of bills
- Security deposit: 2884.00
- Council Tax Band E
- Energy Rating: C

## Accommodation

### Additional Photo



All dimensions and measurements are approximate and for guidance only.

#### Just Centro's Opinion...

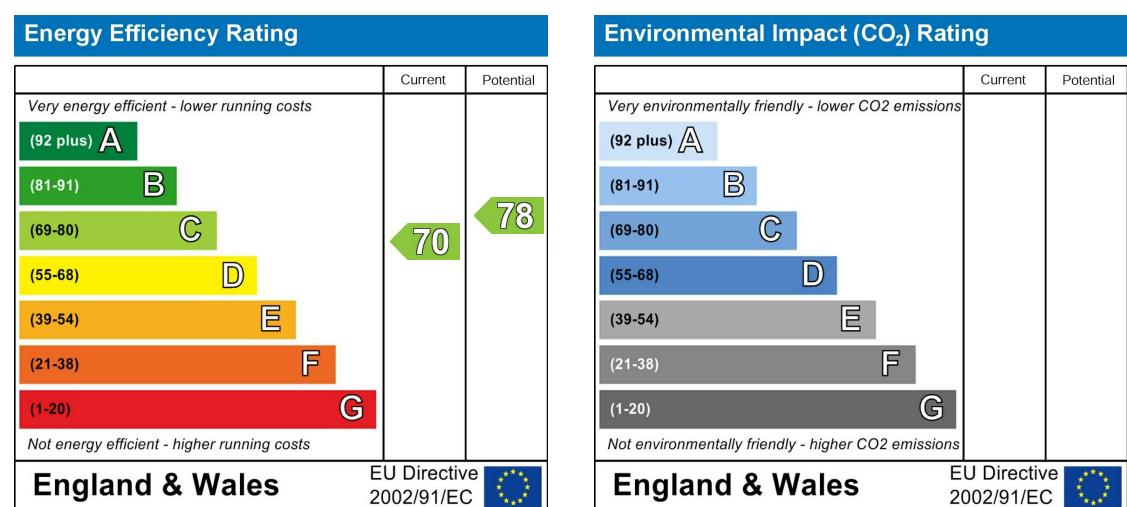
Set within the desirable location of Ruden Way, Epsom, this charming three-bedroom semi-detached house presents a delightful blend of contemporary living and traditional character. The property boasts attractive tile-hung elevations, enhancing its curb appeal and inviting you into a warm and welcoming home lovingly renovated by the current owners.

Upon entering, you are greeted by a practical cloakroom that leads into a fabulous sitting room, perfect for relaxation or entertaining guests. This sitting room/snug can be opened up to a generous re-fitted kitchen and breakfast room, which is equipped with a range of quality built-in appliances. The addition of a wood burner creates a cosy atmosphere, ideal for those chilly evenings spent indoors.

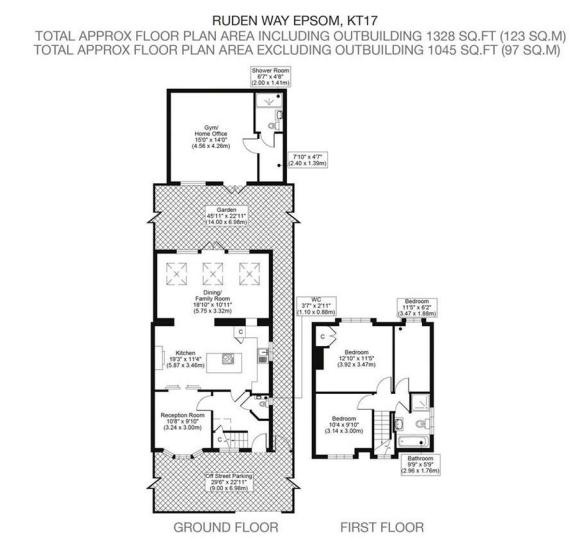
The kitchen seamlessly flows into a spacious second reception room, which opens out onto a lovely rear terrace, providing an excellent space for outdoor dining or simply enjoying the fresh air. This layout is perfect for modern family living, allowing for both social interaction and private moments.

The first floor comprises three well-proportioned bedrooms, each offering ample space and natural light, making them perfect for family members or guests. This home is not only functional but also exudes a sense of warmth and charm, making it an ideal choice for those seeking a comfortable and stylish living environment.

### EPC Graph



### Floor Plan



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

For illustration purposes only