

Cromwells



Ruxley Lane, Epsom, KT19 0JB

Offers in Excess of £643,000

Cromwells are pleased to offer this large three bedroom semi-detached family home with off road parking for several vehicles, garage and large rear garden. It has excellent potential to extend, subject to planning permission.

The property is situated in a convenient residential location with easy access to local shops, cafes, restaurants, leisure facilities and transport links. There are several local bus routes and both Stoneleigh and Tolworth mainline railway stations are within easy reach, with excellent links into Central London. Well regarded local schools include West Ewell Primary and Epsom and Ewell High School. No Onward Chain. EPC rating D.

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### **Accommodation**

A storm porch leads through to the attractive hallway and onto the front reception room with large bay window and feature fireplace, the dining room leading to the conservatory, with bifold doors onto the rear patio and garden, the fitted kitchen and downstairs cloakroom.

Stairs lead to the first floor landing, two double bedrooms, one with large bay window, and a single bedroom, all with built in wardrobes. There is also the family bathroom and a separate wc.

### **Outside**

To the front of the property there is a driveway for parking three vehicles and an area of mature planting.

There is a side access through to a further parking space, the garage and the large, well maintained mature rear garden with patio, lawned area, mature planted borders, garden shed and pond.





Council Tax - E  
Tenure - Freehold

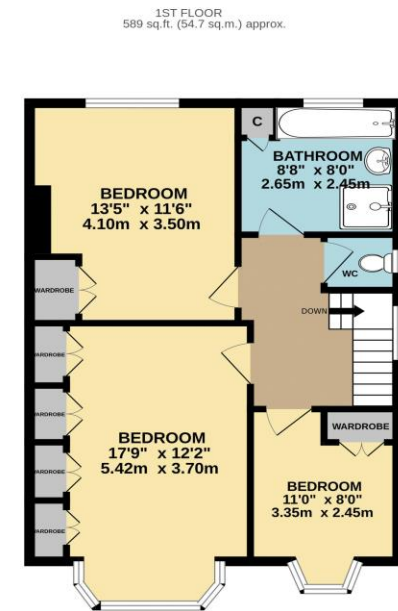
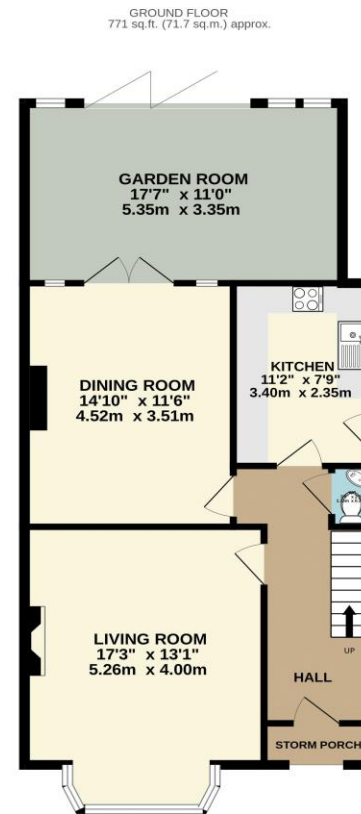
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#### Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		





