



barnardmarcus

PORTFOLIO
from


barnard marcus

Brunswick Close, Ruden Way, Epsom, KT17 3LW

Brunswick Close, Ruden Way, Epsom, KT17 3LW



An elegant collection of just four, four bedroom family homes, carefully crafted to deliver understated luxury and enduring quality. The properties feature contemporary architecture, generous internal layouts and private rear gardens, complemented by off-street parking and high specification finishes throughout.

Offering high-quality modern living in a well-connected and desirable location, each home has been carefully planned to maximise space and natural light. This small scale scheme provides a sense of privacy and community, seamlessly integrating with the surrounding area while enhancing the local streetscape. Designed with both lifestyle and longevity in mind, these homes represent an excellent opportunity to secure a quality new build property in a stunning residential setting.

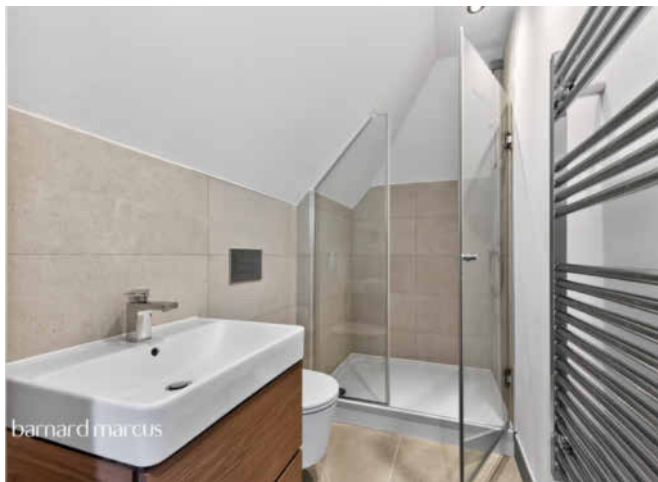
Ideally situated for local shops and amenities, Brunswick Close is within walking distance to Epsom Downs Train Station and just minutes from Epsom Racecourse. With fantastic local infant, junior and senior schools, this charming development would be an ideal choice for families.

*CGI Images are for guidance purposes only.





barnard marcus



BRUNSWICK CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1883 SQ FT - 174.97 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 117 SQ FT - 10.83 SQ M



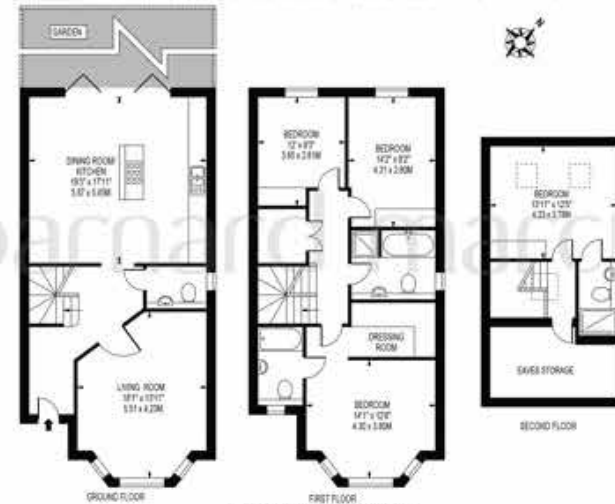
FOR ILLUSTRATION PURPOSES ONLY

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. ANY BUYING/PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DIMENSIONS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

BRUNSWICK CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1883 SQ FT - 174.97 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 117 SQ FT - 10.83 SQ M



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. ANY BUYING/PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DIMENSIONS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Brunswick Close, Ruden Way, Epsom, KT17 3LW

Offers Over

£900,000

- Private Cul-de-Sac
- Four Bedrooms
- High Specification Finishes
- Fantastic Local Schools

EPC Rating: Exempt
Council Tax Band: TBC
Tenure: Freehold



To find out more information or to arrange a viewing call

01372 740911

or email Epsom@barnardmarcus.co.uk

2 Kings Shade Walk, The Ashley Centre, EPSOM, Surrey, KT19 8EB
barnardmarcus.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

