



The Roseberys, Epsom

The **PERSONAL** Agent



# Guide Price £960,000

## Freehold

- Fantastic corner position
- Executive home on a private road
- Four generous double bedrooms
- Study / 5th bedroom / dressing room
- Two ensembles & beautiful family bathroom
- Bright kitchen/dining room
- Stunning double aspect living room
- Utility room/downstairs cloakroom
- Double width driveway with parking x 2
- Larger than average Westerly facing garden



Set within an exclusive private development in the very heart of the favoured South side of Epsom, the property enjoys a truly fantastic position and is a spacious, modern family home which provides generous, bright and well presented accommodation over three floors.

Constructed in 2006, The Roseberys is a highly sought after development of executive homes that is tucked away in a peaceful location, just a short walk from the High Street, railway station, outstanding schools, and the local park.

If you are looking for a home with flexible and generous accommodation, practicality in abundance and a highly desirable location, then finding a better suited home will be a difficult task indeed.

Occupying a great position at the head of this private cul de sac, this wonderful home has a wrap around front and side

garden with the added benefit of a private, lockable gate providing easy access to Town & Station, plus a double width driveway with parking for two cars.

There is a welcoming feel as soon as you step into the entrance hall with access to the double aspect kitchen/dining room and spacious living room that is also double aspect and links to the garden. From a practical sense the ground floor is completed by a downstairs cloakroom with utility space.

On the first floor there are two large double bedrooms, both with beautiful ensuite shower rooms and built in wardrobes, the larger bedroom enjoys access to a potential fifth bedroom, which is currently being used as a study, but could just as easily be a great nursery or dressing room.

The top floor offers another two further double bedrooms both with access to another luxurious family bathroom, ideal for guests or teenage children.

Outside there is a private and secluded Westerly facing rear garden that is much larger than average for a town centre home and has been cleverly designed to allow you to enjoy the sun at different parts of the day.

The Roseberys is located to the South of Epsom with the Station, High Street and Rosebery Park being just a short walk away as are many excellent local schools including St Martins and St Christopher's.

Epsom is a popular commuter town, located to the southwest of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - F









The Roseberys, Epsom  
 Total Area: 168.5 m<sup>2</sup> ... 1813 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

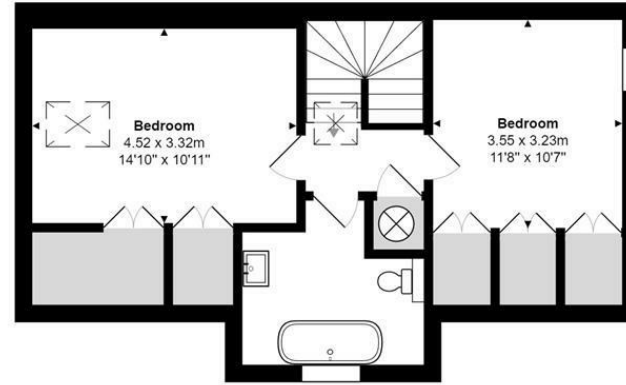
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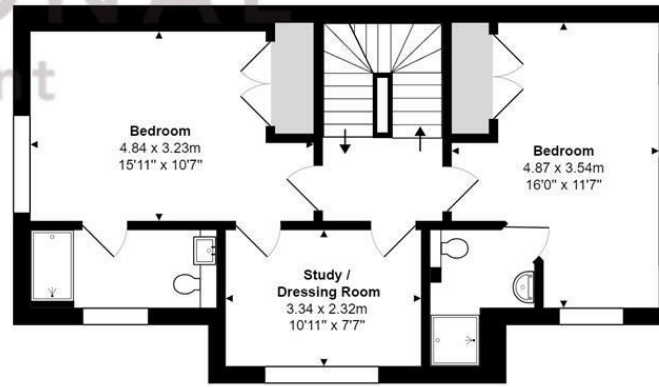
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Second Floor



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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