



Rosebery Road, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Walking distance to Epsom Downs
- Detached family home
- Four well proportioned bedrooms
- Stunning 25ft x 15ft living room
- Kitchen/breakfast room
- Four piece bathroom and cloakroom
- Flexible studio room and study
- South facing garden
- Balcony
- Off street parking for several cars



Set within a popular residential road on the periphery of the world famous Epsom Downs, this spacious detached family home is presented in extremely good order throughout and warrants immediate inspection to fully appreciate the flexible and spacious accommodation provided.

With accommodation approaching 1700 Sq Ft and with an abundance of storage this fine family home really does cover all bases.

Just a short distance from the property you have access to a bridle path that leads to ancient woodland walks and the wide open green spaces of 'The Gallops' and the Downs that stretch from Headley to Walton on the Hill and Tadworth.

As soon as you arrive on the driveway which has space for several cars you can immediately appreciate the fantastic position of this home. The first impression as you step through the front door is fantastic and you are greeted by a large and welcoming hallway.

The 25ft x 15ft double reception room enjoys wood flooring, space for dining table and has French doors onto a balcony which overlooks the

garden and certainly provides a 'wow' factor and makes for a great entertaining space.

The flexible space continues on the ground floor with four well proportioned bedrooms, a four piece Jack and Jill contemporary bathroom suite, kitchen with further views over the garden and breakfast area with space for a table where you can enjoy your early morning cup of coffee. This floor is completed by a useful cloakroom.

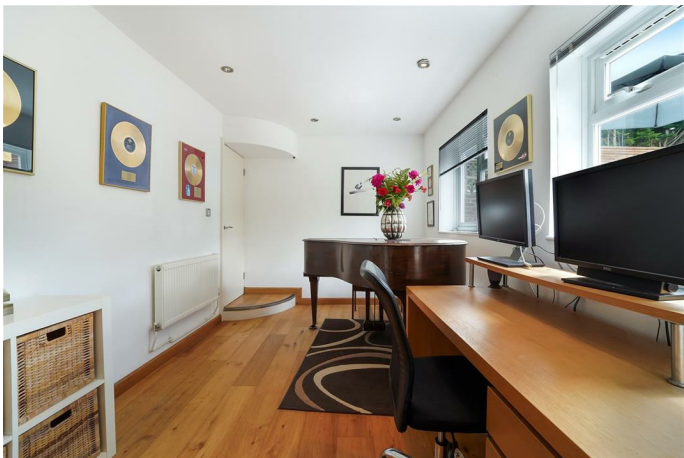
Arguably one of the most unique parts of this property is the lower ground floor which is accessed via stairs in the kitchen. This space was originally used as a professional music studio and is currently used as a bedroom and office space. However, it would not take a huge investment to transform the space into an separate annexe..... the flexible options this space offer are endless!

The direct South facing rear garden enjoys two large paved patio areas (one of which is covered by the balcony above) offering different options for entertaining no matter what the weather brings. The lawned area and remainder of the garden is fully enclosed by fencing with access to the front via a side gate. If required by the new owners, the property still has huge

scope to extend further (subject to the usual planning consents).

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - G

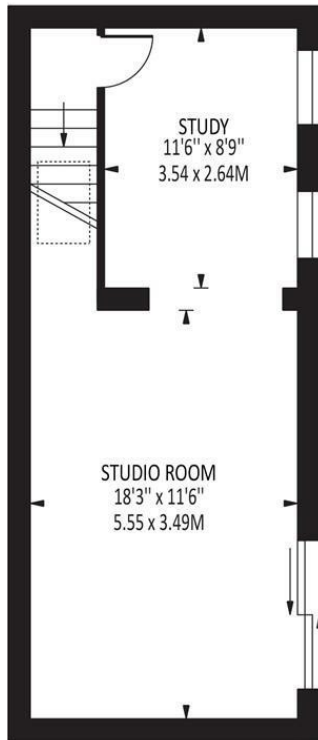




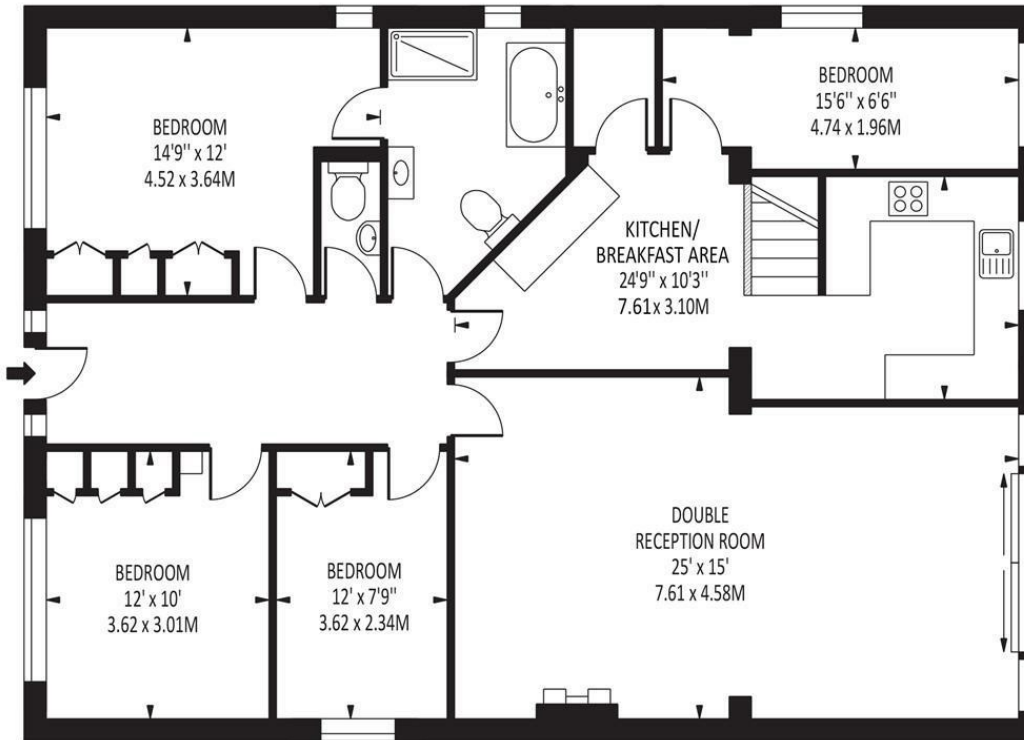
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Total Area: 1672 SQ FT • 155.31 SQ M



LOWER GROUND FLOOR



GROUND FLOOR

Disclaimer: 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 of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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