



Rosebery Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £935,000 Freehold

- Walking distance to Epsom Downs
- No ongoing chain
- Four generous double bedrooms
- Stunning 23ft x 21ft living room
- Further sitting room
- Large kitchen/dining room
- Utility room & downstairs W.C
- Ensuite & main bathroom
- 75ft x 42ft South facing garden
- Outhouse, Summer house & converted loft space



NO ONGOING CHAIN 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 having been refurbished and updated to a high standard by our client and warrants immediate inspection to fully appreciate the flexible and spacious accommodation provided.

With accommodation of 1844 Sq Ft and with an abundance of storage including a 24ft part converted loft room, 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.

The Woodland Trust are in the process of creating England's First World War Centenary Wood on the border of Langley Vale with 640 acres of rolling hills and grassy fields to enjoy too.

As soon as you arrive on the driveway 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 the 23ft x 21ft living room that enjoys clean, sharp lines and is most certainly the 'wow' factor of the home as well as a great entertaining space. In addition there is a separate sitting room which could easily be utilised as a playroom or family room, a generous kitchen/dining room, utility room and a downstairs cloakroom.

The well proportioned accommodation continues on the first floor with a large landing area, master bedroom with built-in wardrobes and an ensuite shower room, three further generous double bedrooms (one with a balcony) and a large family bathroom.

The direct South facing rear garden enjoys an excellent degree of privacy from neighbouring homes with a large paved patio, outhouse and summer house. 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

