



The Roseberys, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £910,000 Freehold

- Executive home on a private road
- Four generous double bedrooms
- Two family bathrooms and ensuite
- Spacious living room with doors to garden
- Kitchen/breakfast room
- Secluded Easterly facing garden
- Private driveway with parking
- Easy access to Town, Station & schools
- Downstairs W.C & ample fitted storage
- Offered with no ongoing chain

Set within an exclusive private development in the very heart of the favoured South side of Epsom, the property is a spacious modern family home and is offered to the market with no ongoing chain.

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 an enviable and private position within the development, this wonderful home enjoys flexible and bright accommodation and is presented to the market in excellent decorative order throughout.

Arranged over three floors the property benefits from a



welcoming feel as soon as you step through the front door. On the ground floor there is a good sized kitchen/breakfast room, a spacious living room that links to the outside space and from a practical sense the ground floor is completed by a downstairs cloakroom.

On the first floor there are two large double bedrooms, both with built in wardrobes, the larger enjoys an ensuite shower room and there is a family bathroom on this floor too. The top floor offers two further double bedrooms both with access to another family bathroom, ideal for guests or teenage children.

Outside there is a private and secluded Easterly facing rear garden that has been cleverly designed to allow you to enjoy the sun at different parts of the day and there is off street parking to the front of the property.

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 High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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 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.

Viewing is highly recommended to appreciate this spacious and flexible modern family home. Sole agent.

Vendor suited.

Tenure - Freehold  
Council tax band - F











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## The Roseberys

Total Area: 1625 SQ FT • 150.93 SQ M  
(Including Restricted Height)  
Restricted Height Area : 99 SQ FT • 9.18 SQ M



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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



