



Rosebery Road, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Amazing 70ft x 36ft South facing rear garden
- Huge scope to extend & customise STPP
- Moments from bridle path & woodland
- Moments from 'The Gallops' & Epsom Downs
- Three bedroom semi-detached home
- Two generous reception rooms
- Four piece family bathroom
- 16ft kitchen & downstairs cloakroom
- Offered with no ongoing chain
- Driveway with off street parking

A fantastic opportunity to acquire this semi-detached family home that is located within the popular village of Langley Vale and benefits further from being offered with no ongoing chain.

Well positioned within the ever popular Rosebery Road with easy access to The Vale Primary School and just moments from a bridle path that links to woodland walks and the open spaces of Epsom Downs, the house is sure to appeal to a wide range of buyers, especially given the excellent potential it offers.

Whilst the property requires some updating in places, it is clear that much of it has been well maintained and we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The property also provides significant scope to extend to the side, rear and loft space further and should be viewed for what it currently is and what it could potentially be.



Not only is this fine home just moments from bridle paths, it enjoys nearby access to The Gallops where the racehorses train and the wider Epsom Downs with its hundreds of acres of open space.

The generous and extended accommodation on the ground floor comprises entrance hall, 22ft extended rear reception room, further separate front reception room, 15ft kitchen and a downstairs cloakroom. Whilst on the first floor there are three nicely proportioned bedrooms and a family bathroom as well as access to the useful loft space.

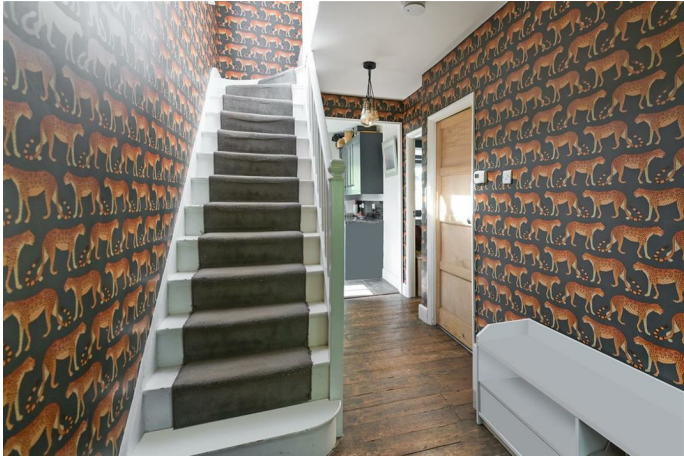
The almost directly South facing rear garden measures 70ft x 36ft and is a fantastic spot and really secluded from neighbouring homes, and again, its a blank canvas ready for customisation for the new owners to design their dream garden.

Further benefits include off street parking, full double glazing and gas central heating.

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 a 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. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick international airports.

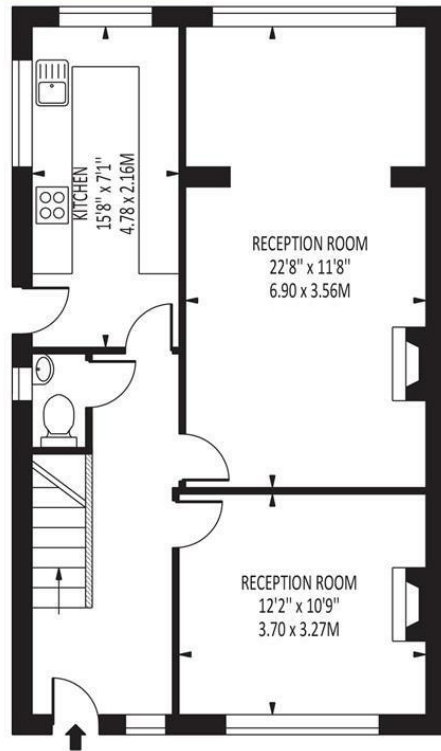
Tenure - Freehold
Council tax band - F



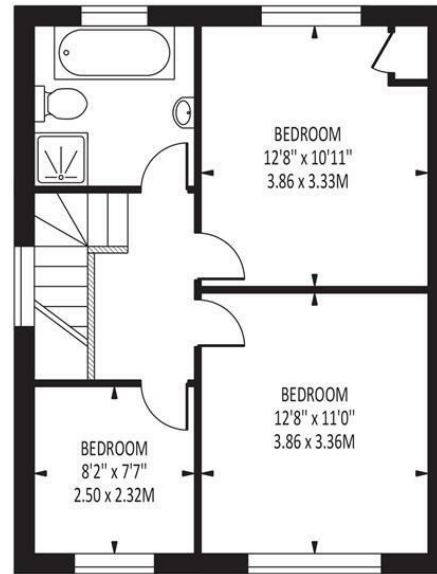


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Rosebery Road
Total Area: 1156 SQ FT • 107.37 SQ M




GROUND FLOOR



FIRST 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		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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