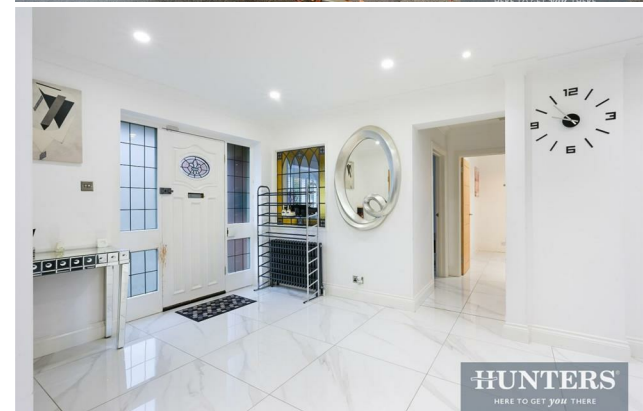




Rosebery Road, Epsom

- ****CHAIN FREE****
- Off Street Parking
- Excellent Transportation Links
- Close to Local Schools
- Four Bedrooms with One En-suite
- Private Garden
- Close to Local Amenities
- Viewings are Highly Recommended

Offers In Excess Of £875,000

Tenure: Freehold

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Rosebery Road, Epsom

DESCRIPTION

Offered to the market Chain Free

Nestled on the charming Rosebery Road in Epsom, this delightful detached house offers a perfect blend of character and modern living. Spanning an impressive 1,829 square feet, the property boasts ample space for families or those who enjoy entertaining.

The home features three well-proportioned reception rooms, providing versatile areas for relaxation, dining, or social gatherings. The four spacious bedrooms ensure that everyone has their own private retreat, while the En'suite and family bathrooms offer convenience for busy mornings or unwinding after a long day.

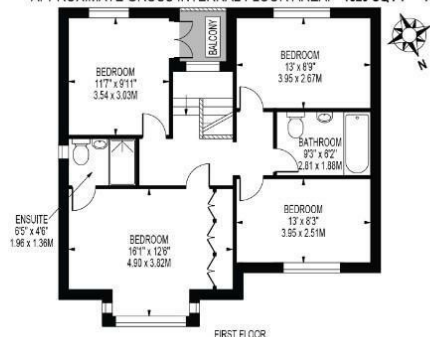
Constructed in the 1930s to 1950s, this residence exudes a timeless appeal, with potential for personalisation to suit your taste. The property is set within a pleasant neighbourhood, making it an ideal choice for families seeking a welcoming community.

Additionally, there is parking available for one vehicle, ensuring ease of access. With its generous living space and prime location, this home on Rosebery Road is a wonderful opportunity for those looking to settle in Epsom. Don't miss the chance to make this charming house your new home.

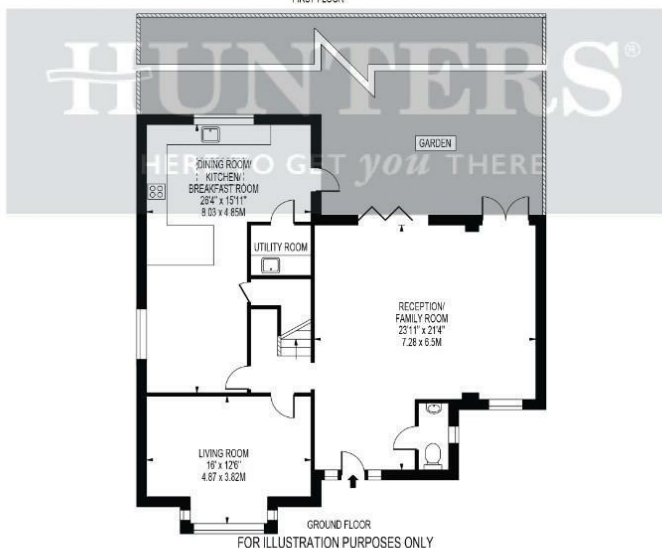


Council Tax: G

ROSEBERRY ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1829 SQ FT - 169.92 SQ M



FIRST FLOOR



GROUND FLOOR

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 OR 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.
94 Central Road, Worcester Park, KT4 8HU
Tel: 0208 432 2347 Email: worcesterpark@hunters.com <https://www.hunters.com>



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