

Rose Bushes

Epsom, Surrey KT17 3NS

A detached home in excellent decorative order throughout offering over 1500 square feet of accommodation including a re-fitted kitchen, downstairs WC, en-suite plus main bathroom and parking for six cars. There are also attractive gardens and an office/studio towards the rear of the garden. The property has three reception rooms and is within easy reach of local shops, good schools, mainline station and famous Epsom Downs Racecourse. SOLE AGENTS VENDOR SUITED

Asking Price £795,000 - Freehold



FRONT DOOR

Replacement front door under recess canopy with outside light, giving access through to:

ENTRANCE HALL

2.44m x 0.91m (8'0 x 3'0)
Coving and downlighters.

GENEROUS DOWNSTAIRS WC

Low level WC. Obscured glazed window to the front. Large cloaks cupboard. Wash hand basin with mixer tap. Part tiled walls. Mirror. Coving and downlighters.

DINING ROOM

6.55m x 2.59m (21'6 x 8'6)
Stairs rising to the lounge and also the first floor. Glazed door with window to rear. Coving. Downlighters. Opening through to:

RE-FITTED KITCHEN

2.90m x 3.66m (9'6 x 12'0)
Well fitted with a modern range of wall and base comprising of high gloss roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted four ring halogen hob with chimney extractor above. Space and plumbing for a washing machine. Integral fridge and integral freezer. A comprehensive range of eye level cupboards which benefit from underlighting. Window to rear. Coving. Connecting door to the side.

FAMILY ROOM/STUDY

5.18m x 2.74m (17'0 x 9'0)
Window to front. Radiator. Cupboard housing meters. Further window to the side. Downlighters.

LOUNGE

6.53m x 3.35m (21'5 x 11'0)
Under a vaulted ceiling. The room benefits from being double aspect with window to front and sliding patio doors to the rear enjoying a pleasant outlook over the rear garden. Fireplace feature with stone hearth and surround. Wood effect flooring. Coving and wall lights.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached by an open tread turn staircase with a half landing. Access to loft void and coving.

MASTER BEDROOM

3.71m x 3.51m (12'2 x 11'6)
Window to rear. Radiator. Coving. Doorway providing access to:

EN-SUITE SHOWER ROOM

Fully tiled walls and travertine tiles. Shower cubicle with wall mounted shower and also rain shower. Wash hand basin with mixer tap. Low level WC. Ceiling mounted extractor and downlighters. Underfloor heating.

BEDROOM TWO

3.71m x 2.77m (12'2 x 9'1)
Window to rear. Radiator. Coving.

BEDROOM THREE

2.82m x 3.35m (9'3 x 11'0)
Window to front. Radiator. Coving.

BEDROOM FOUR

2.84m x 2.24m (9'4 x 7'4)
Window to front. Radiator. Coving.

RE-FITTED BATHROOM

Fully tiled walls and floor to travertine tiles. Panel bath with mixer tap. Separate independent shower. Wash hand basin with mixer tap. Low level WC. Wall mounted large medicine cabinet. Downlighters to the side. Underfloor heating.

FRONT

There is a well laid herringbone brick driveway suitable for parking approximately 4-5 vehicles off street. There is various flower and shrub borders and both hard and soft landscape. There is a wooden garden gate to the side of the property which gives access to the :

REAR GARDEN

13.56m width (44'6 width)
An elevated patio immediately to the rear. The remainder of the garden is principally laid to lawn with various shrubs borders. The garden also returns to the side of the property to provide useful storage and there is an outside tap. Towards the end of the garden there is a good sized wooden garden shed.

GARAGE/OFFICE

5.79m x 3.48m (19'0 x 11'5)
Power and lighting.

ADDITIONAL PARKING

There is one additional parking space to the front of the garage store alongside the five parking spaces to the front of the property.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**



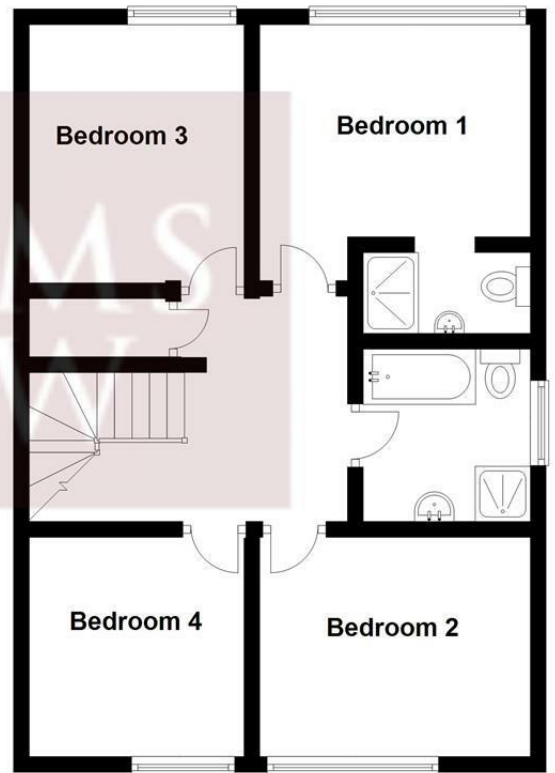
Ground Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



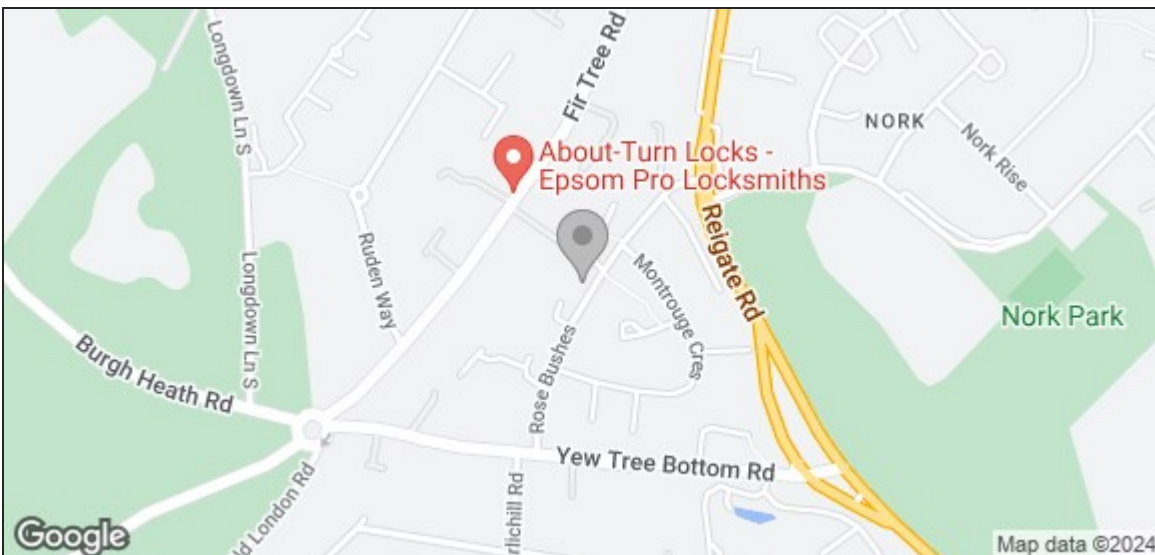
First Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England & Wales		EU Directive 2002/91/EC	