



**108 Rosebery Road, Epsom, KT18 6AA**  
**Price guide £825,000**

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## VENDORS ONWARD PURCHASE SECURED AND END OF CHAIN.

A substantial, yet most importantly homely detached family residence, nestled near the end of a no through road (unless you count the footpath onto the local woodland that ultimately opens out onto the sprawling majesty that is the world-famous Epsom Downs), in the ever increasingly popular village of Langley Vale.

Flexible accommodation measuring over 2100 sq ft / 190 m2 includes five double bedrooms, the principle of which currently has a dressing room; however, this could be changed to incorporate an en suite. The remainder holds two bathrooms, open plan kitchen/breakfast/living room with direct access onto the terrace, formal dining room, utility room and downstairs WC with access to the integral garage. This section of the home could easily be converted into a separate annex, to accommodate a relative or be rented out to supplement your monthly income. The loft bedroom could also be extended further (stpp) to accommodate an en suite bathroom and or dressing room.

The south westerly landscaped rear garden has been beautifully established over the years and details a large lawn section, paved patio and pathway, a rear shingled patio area, a selection of mature trees and plants and an outbuilding, currently used as a gym but could function as a home office or hobby room. There is also abundant storage situated under the terrace.

Langley Vale Village enjoys a quiet seclusion; however, it is nestled between







several towns and villages, which offer all the modern day needs and wants. Great schools, transport links, independent shops, supermarkets, coffee shops, parks, commons and deep woodlands.





Rosebery Road, Epsom  
Total Area: 196.1 m<sup>2</sup> ... 2111 ft<sup>2</sup> (excluding balcony, summer house, terrace)  
FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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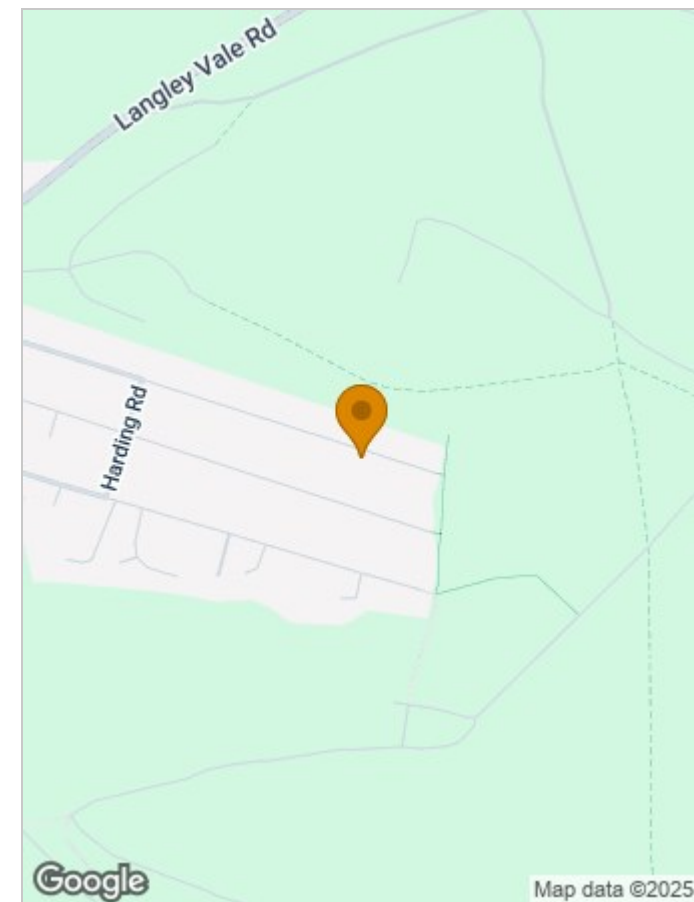
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**Mark Coysh**  
GUIDING YOU HOME

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |