

# **Estate Agents**



## 21 Rosebank

Epsom, KT18 7RS

### Offers over £650,000

An exceptional family home occupying an elevated position within a highly sought-after and convenient cul-de-sac, just approximately five minutes from Epsom's vibrant market town and mainline train station.

The property has been significantly enhanced through a ground floor extension and a comprehensive program of high-specification renovations, creating a bright, spacious, and contemporary living space. Internally, it features a generous and welcoming entrance hall leading to a comfortable front-aspect lounge, a versatile study or fourth ground-floor bedroom, and a stunning bespoke kitchen/breakfast room that is fully integrated and open-plan to the dining area, complete with bi-fold doors opening to the rear garden. A separate utility and pantry area provides practical storage and access to a downstairs cloakroom.

Upstairs, the first floor hosts three generously sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The luxurious, fully tiled four-piece family bathroom includes a separate bath, walk-in shower cubicle, heated towel rail, and premium fittings.

To the rear, a newly landscaped, sun-drenched garden offers an extensive patio with feature lighting, a detached summer house on a hard standing with power and lighting, and a stylish decked BBQ area—perfect for outdoor entertaining.

- Extended & refurbished family home
- Rewired with new sockets switches & fuze board
- Brand new Worcester boiler with warranty
- Brand new windows & doors throughout
- Brand new kitchen appliances with warranty
- Detached summer house with power & light
- Timber decked BBQ area
- Porcelain tiled patio with external lighting
- Newly laid lawn with brand new fencing & posts
- Further scope to extend (stpp)

#### Viewing

Please contact our Newkeys4me Estate Agent Office on

if you wish to arrange a viewing appointment for this property or require further information.







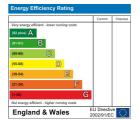


#### Floor Plan Area Map





### **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.