



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 02086439490

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



Floor Plan



Area Map



Energy Efficiency Graph



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