



Guide Price
£550,000

Freehold

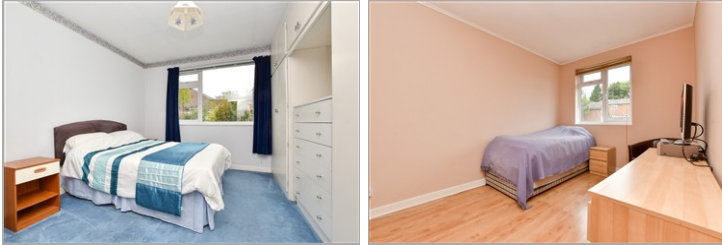
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**Rose Bushes, Epsom
Downs, Surrey, KT17**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- **Deceptively spacious chain free 4-bedroom terraced house**
- **Fantastic potential to improve and personalise**
- **Low-maintenance private garden plus access to a large communal green**
- **Highly regarded residential area, popular with families**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen: 11'8 x 6'9 (3.56m x 2.06m)
Lounge/Dining Room: (L-shaped) 23'0 x 18'8 (7.02m x 5.69m) plus 11'1 x 10'9 (3.38m x 3.28m)

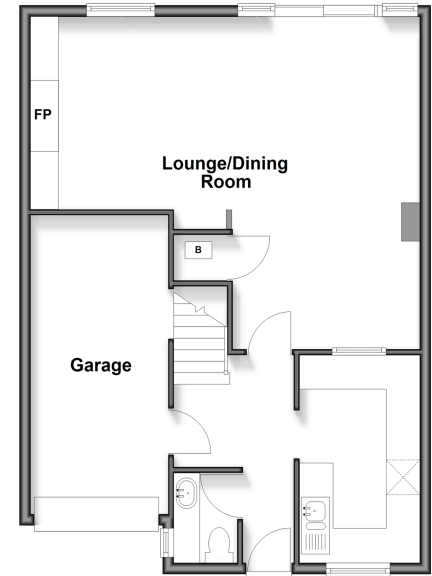
FIRST FLOOR

Landing
Bedroom 1: 13'1 x 9'3 (3.99m x 2.82m)
En suite
Bedroom 2: 13'0 x 9'4 (3.97m x 2.85m)
Bedroom 3: 13'3 x 8'2 (4.04m x 2.49m)
Bedroom 4: 8'4 up to fitted wardrobes x 8'2 (2.54m x 2.49m)
Bathroom

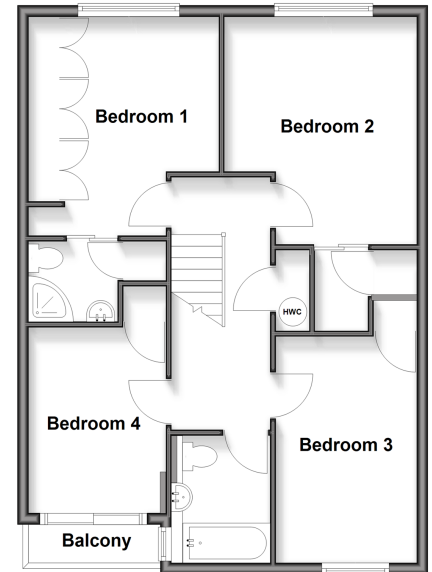
OUTSIDE

Integral Garage
Driveway
Rear Garden

Ground Floor
Approx. 64.6 sq. metres (695.1 sq. feet)



First Floor
Approx. 64.5 sq. metres (694.7 sq. feet)



Call Banstead - 01737 352233 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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