



Rosebery Road, EPSOM, KT18 6AB

welcome to

Rosebery Road, EPSOM

Barnard Marcus are delighted to welcome to the market this fantastic 5/6 bedroom detached family home with the rare advantage of backing directly onto the Gallops of Epsom Downs Racecourse. Situated on a sought after road with off street parking, garage, Summer House and a large front & rear garden



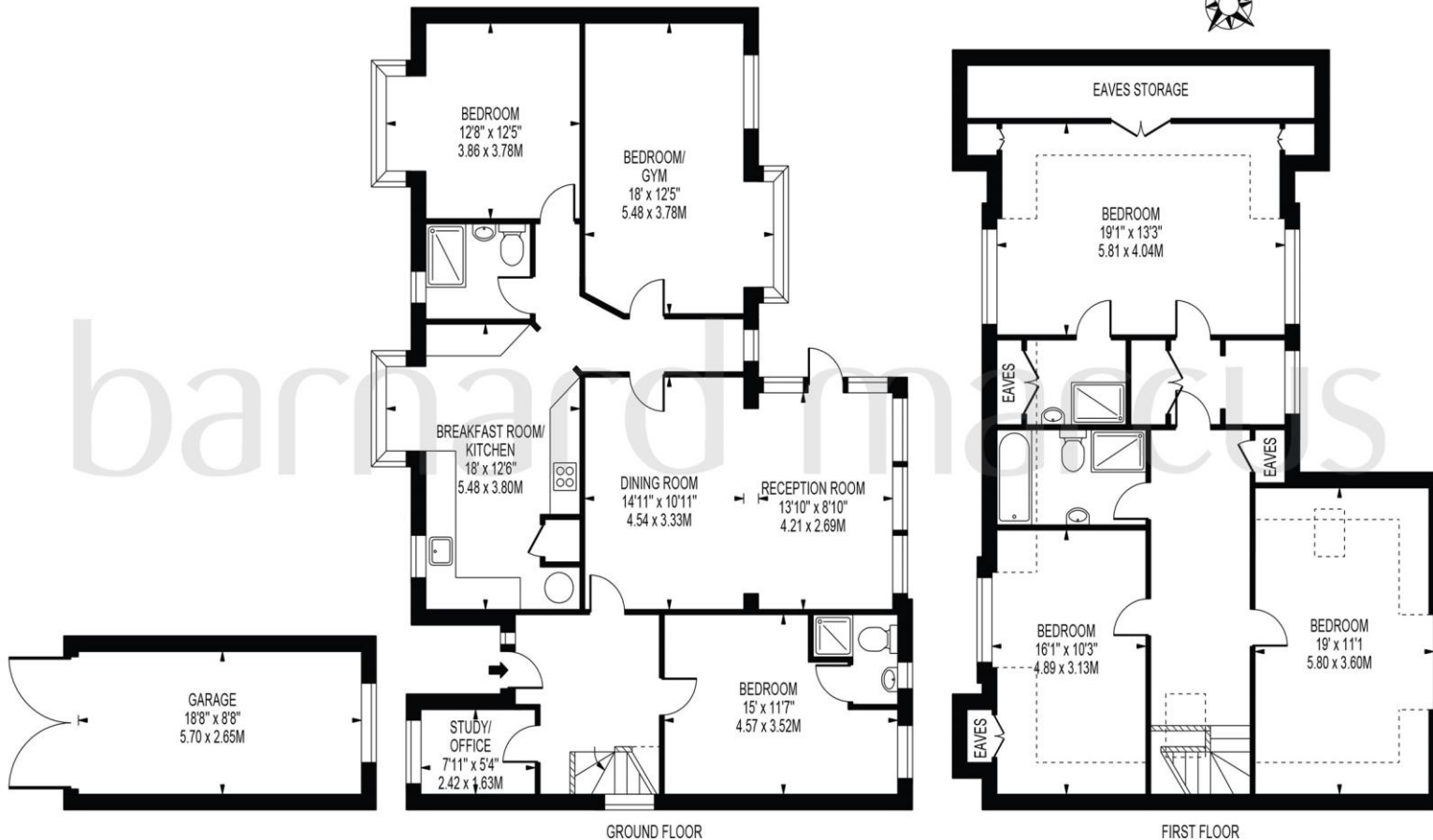
ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2334 SQ FT - 216.86 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 299 SQ FT - 27.77 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 163 SQ FT - 15.11 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

FIRST FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to market this fantastic home situated on the popular Rosebery Road and set back from the road with a large grassed front garden with driveway & garage and further potential for many more parking spaces.

The property lies across two floors with the ground floor offering three bedrooms or two bedrooms and a gym depending on your needs and preferences. The largest of the bedrooms is complete with an en-suite shower room and there is a further shower room on this floor also. The ground floor also offers a large living / diner, a kitchen breakfast room & study. The first floor has been extended into three double bedrooms with the largest having an en-suite, there is a further shower room, new carpets throughout & plenty of storage into the eaves. There is some final finishes to be done to this floor and the rendering to the outer building which has been reflected in the price to allow these renovations to be finished. The rear garden a real focus point with patio and raised decked seating area that backs onto the famous Epsom Downs Racecourse perfect for watching the horses on their morning gallop around the track. There is also a useful summerhouse. Nestled away and beautifully rural, Rosebery Road is located in the heart of Langley Vale Village and is a stones throw away from the famous Epsom Downs. With an advantage of 3 nearby main line stations. Surrounded by some of the countries most attractive areas, you remain local to Epsom's vibrant town.

welcome to

Rosebery Road, EPSOM

- Detached
- Rear Garden Backs on To Epsom Downs Racecourse
- Five / Six Bedrooms
- Study
- Four Bathrooms

Tenure: Freehold EPC Rating: C

guide price

£825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108607



Property Ref:
EPS108607 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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