



barnard marcus

**Rosebery Road, EPSOM, KT18 6AB**



**welcome to**

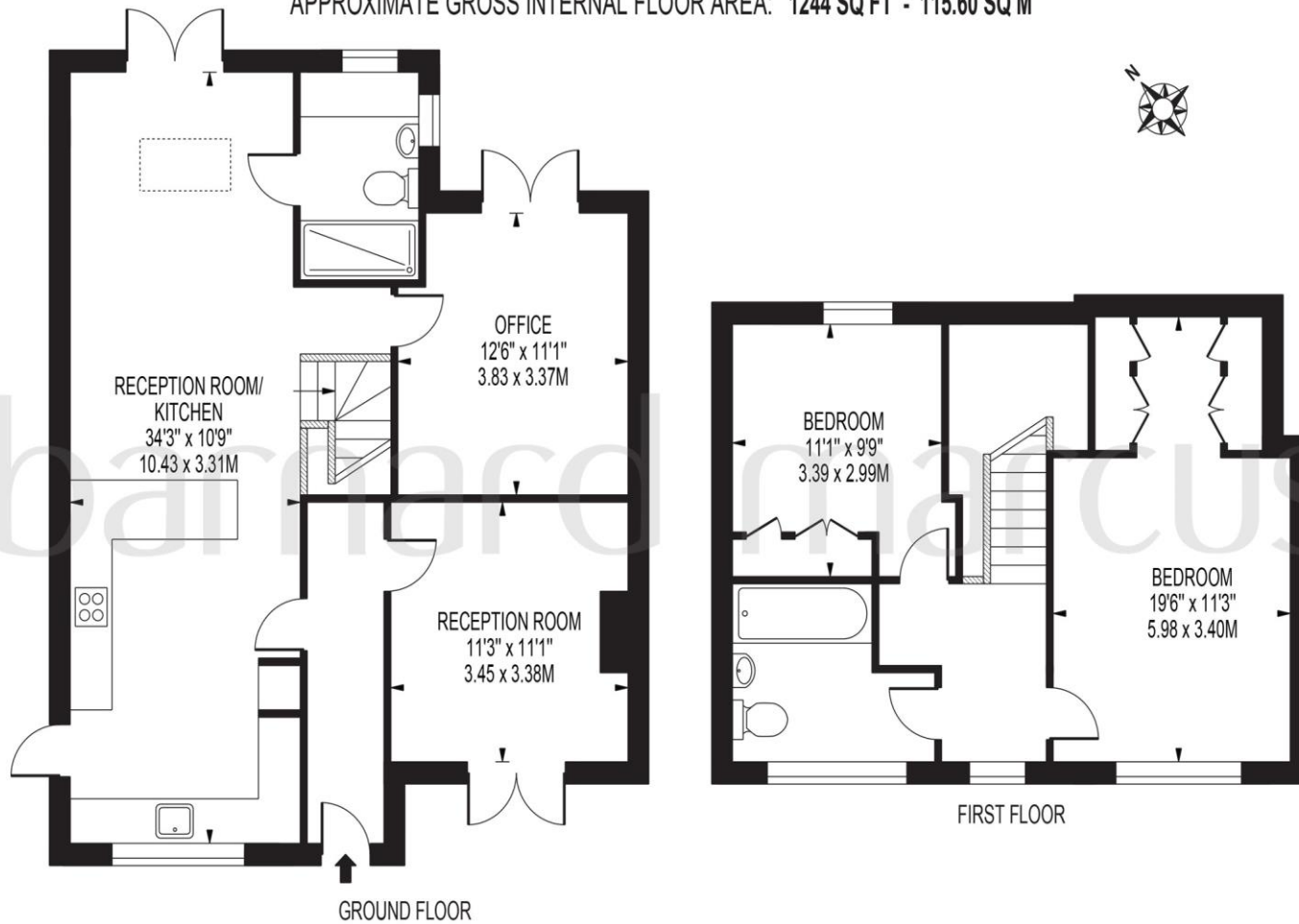
**Rosebery Road, EPSOM**

Barnard Marcus are delighted to welcome to the market this fantastic three / four bedroom detached house that backs on to the gallops of Epsom Downs Racecourse and offers detached garage, off street parking & modern bathroom & shower room.



# ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1244 SQ FT - 115.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 pleased to bring to the market this stunning detached home situated on a popular family road backing directly onto the Gallops on the Epsom Downs Racecourse and set back nicely from the road. The accommodation is set across two floors and the ground floor of porch to entrance hall, lounge/diner which has an open plan layout to a modern kitchen breakfast room with breakfast bar. There is a separate modern shower room which incorporates a utility room. Also to the ground floor are two additional rooms which could be bedrooms or additional reception rooms including a handy study as it is used by the current owners and the other a second reception room which can open out to a decked seating area to the front of the home. The first floor has the master bedroom which is generous in size with a dressing area with door and Juliette balcony overlooking the Gallops to the rear and there is a further additional double bedroom. There is a spacious modern family bathroom with white three piece suite. The rear courtyard garden is lovely and private & to the front are twin raised patios overlooking the large garden with potting shed which leads down to a large driveway & detached garage. Situated within a few hundred yards of Epsom Downs' racecourse this area is perfect for long walks across the Downs, & is popular with hikers and dog-walkers alike. The nearest train station is Tattenham Corner with frequent direct trains to London Bridge

welcome to

## Rosebery Road, EPSOM

- Master Bedroom with Juliette Balcony Overlooking Gallops
- Backing Onto 'The Gallops' Of Epsom Downs
- Three / Four Bedrooms
- Refitted First Floor Bathroom & Ground Floor Shower Room
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers over

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109155](https://www.barnardmarcus.co.uk/Property/EPS109155)



Property Ref:  
EPS109155 - 0005

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.



barnard marcus



**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



2 Kings Shade Walk, The Ashley Centre,  
EPSOM, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)