



Rosebery Road, Epsom, KT18 6AA

welcome to

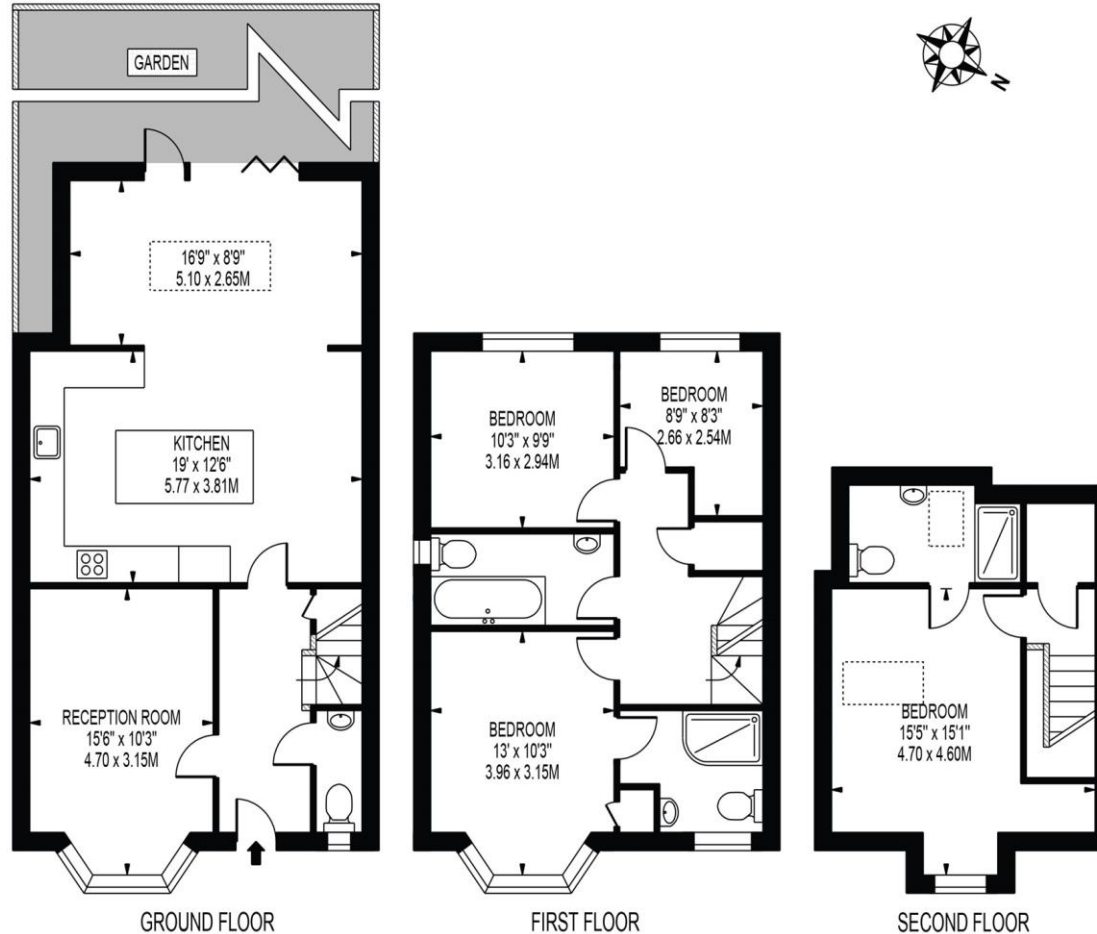
Rosebery Road, Epsom

Barnard Marcus are delighted to be marketing this four bedroom semi - detached family home, situated on the popular Rosebery Road within Langley Vale.



ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1445 SQ FT - 134.29 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.

This stunning property lies in the popular village of Langley Vale, built in 2019, this home is in great condition and combines spacious and thoughtfully designed interiors with contemporary comforts making this an ideal home for family living.

The open plan kitchen and dining area is a key feature of this property, providing fitted appliances and bi - folding doors offering direct access to the garden. The great sized family room benefits from large bay windows which fill the space with an abundance of natural light. The master bedroom provides an en suite and the further three bedrooms, are all a great size.

Steps lead up from the full width patio to a lawned garden which, being south facing, benefits from the sun throughout the day. Rosebery Road is situated in the popular village of Langley Vale, within close proximity of the village shops and just a stone's throw away from the green open spaces of the Epsom Downs Racecourse, Home of The Derby. Shopping facilities are also nearby, with Epsom Ashley Centre and a high street of further shops, which can be reached by regular bus services. You will also find a range of restaurants, sporting facilities and schools.

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Rosebery Road, Epsom

- Semi - Detached family home
- Village Location
- South Facing Garden
- Open Plan Kitchen/Dining Room
- Master Bedroom with En - Suite

- Built in 2019
- Four Bedrooms

Tenure: Freehold EPC Rating: B

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109608



Property Ref:
EPS109608 - 0004

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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