



Rosebery Road, Epsom, KT18 6AF

welcome to

Rosebery Road, Epsom

Scenic Living on the Edge of Epsom Downs

Set in the heart of Langley Vale, this stylish first floor maisonette backs onto open green space and offers a rare blend of privacy, character, and semi-rural charm—just minutes from town life, with garage, parking, & private rear garden.

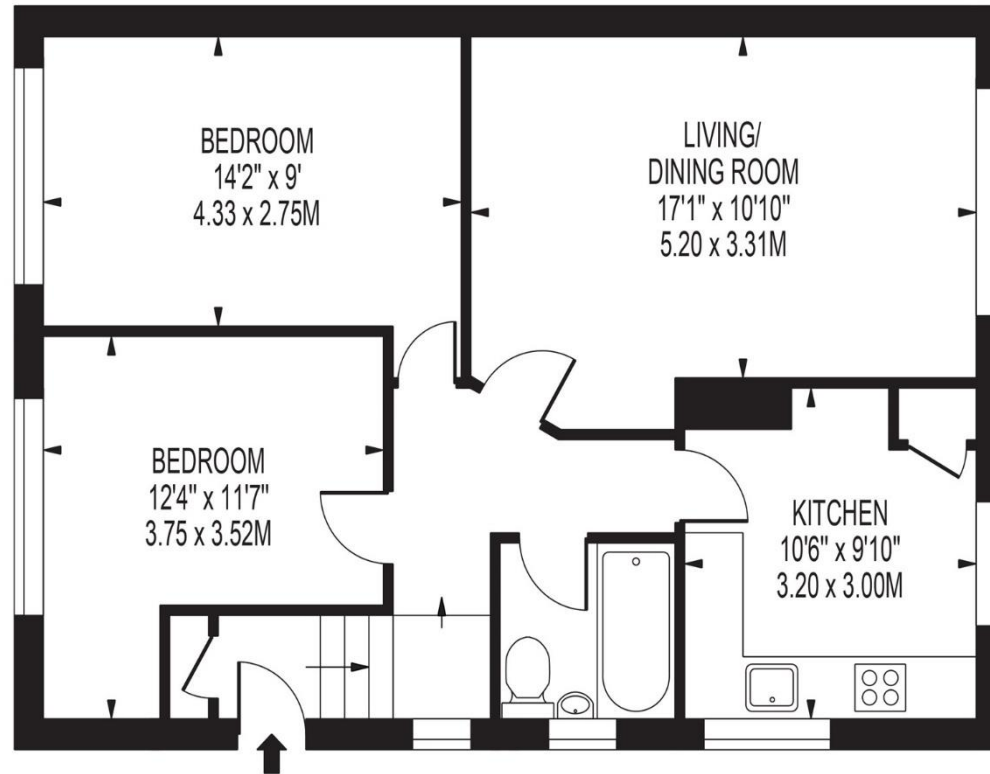
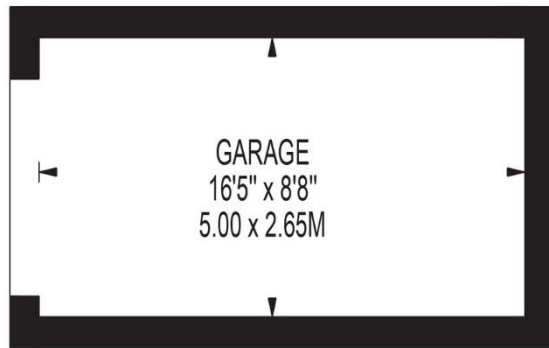


ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 679 SQ FT - 63.10 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 143 SQ FT - 13.25 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.

Occupying a prime elevated position within the sought-after village of Langley Vale, this spacious two-bedroom first floor maisonette offers a rare blend of semi-rural tranquillity and excellent connectivity. Backing directly onto 'The Gallops' and enjoying far-reaching green views, the property benefits from a private rear garden and garage in block, making it an ideal choice for first-time buyers, downsizers, or investors.

Key Features:

- " Generous living/dining room with elevated outlook
- " Fitted kitchen with integrated appliances and breakfast area
- " Two genuine double bedrooms
- " Modern bathroom with three-piece suite
- " Private rear garden with excellent privacy
- " Garage in block and private front entrance
- " Full double glazing and gas central heating
- " Use of loft space for storage

Location Highlights:

- " Situated on the edge of Epsom Downs, just 400m from the racecourse
- " Surrounded by ancient woodland and scenic bridle paths linking Headley, Ashted, and Tadworth
- " Within walking distance of The Vale Primary School and popular gastro pubs
- " Short drive to Epsom town centre and railway station with direct links to London
- " Close to leisure amenities including Epsom Playhouse, Ashley Centre, and David Lloyd Club

This bright and flexible home offers a peaceful lifestyle with all the conveniences of town living just moments away. Early

welcome to

Rosebery Road, Epsom

- First Floor Maisonette
- Two Double Bedrooms
- Modern Dual Aspect Kitchen
- Bathroom with Three Piece Suite
- Private Rear Garden

- Garage En-Bloc
- Over 900 Years Remaining on Lease
- Backing onto 'The Gallops'

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110042



Property Ref:
EPS110042 - 0007

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.

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