



Rose Bushes, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Popular Cul de sac location
- Detached family home
- Four well proportioned bedrooms
- 21ft kitchen/dining room
- 21ft living room with vaulted ceiling
- Separate playroom/family room
- En-suite shower room & family bathroom
- Downstairs cloakroom
- Driveway, garage and Westerly garden
- Close to Nork Park & the Epsom Downs

Presented in excellent order throughout and tucked away within a small and peaceful cul de sac on the ever popular Rose Bushes, on the periphery of the world-famous Epsom Downs, this deceptively spacious detached family home offers beautifully balanced accommodation, a flexible layout and a high standard of finish throughout.

Designed with modern family living in mind, the well-planned interior provides defined yet seamlessly connected reception areas, creating a natural flow that is ideal for entertaining, social occasions and the practicalities of everyday life.

The ground floor features a welcoming dining room that links via a short split level rise to a superb 21ft living room with an impressive vaulted ceiling and a striking panoramic-style window overlooking the garden. Sliding doors open directly onto the terrace, effortlessly blending indoor and outdoor living. A separate playroom/family room also enjoys direct garden access, offering additional versatility.



The open plan kitchen, complete with breakfast bar, connects perfectly with the dining space, creating a sociable and highly functional heart of the home. From a practical perspective, the property also benefits from a convenient downstairs cloakroom.

Upstairs, the principal bedroom benefits from its own ensuite shower room, while three further well-proportioned bedrooms are served by a family bathroom. Ample built-in storage further enhances the practicality of the first floor accommodation.

Externally, the property enjoys a secluded and manageable Westerly aspect rear garden, ideal for enjoying afternoon and evening sun, as well as a generous driveway to the front providing parking for numerous vehicles and leading to a 17ft single garage.

Rose Bushes is a highly sought-after residential road offering convenient access to both Epsom Downs railway station and Tattenham Corner railway station, along with regular bus routes just moments away. Local convenience stores are close at hand,

and the green open spaces of Nork Park can be found at the end of the road.

The popular market town of Epsom offers a vibrant High Street with a wide variety of shops, cafés, restaurants and pubs, as well as The Ashley Centre shopping mall and the Epsom Playhouse, which hosts an extensive programme of films and live entertainment. Leisure facilities are well catered for with the Rainbow Leisure Centre and the David Lloyd Club. The area benefits from an excellent mix of state and independent schools, and the nearby M25 (Junction 9) provides straightforward access to both Heathrow Airport and Gatwick Airport.

Tenure: Freehold
Council Tax Band: G

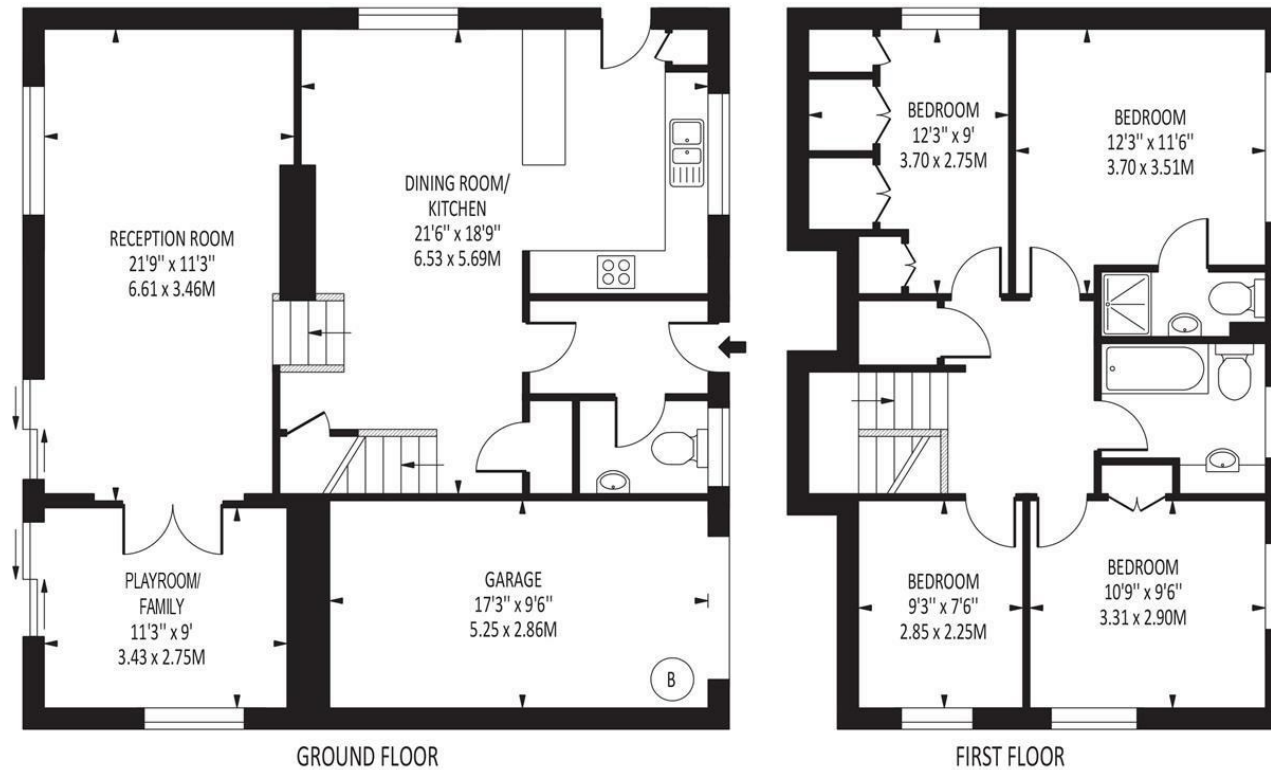




The **PERSONAL** Agent

Rose Bushes

Total Area: 1550 SQ FT • 144.04 SQ M
(Including Garage)
Garage Area : 162 SQ FT • 15.02 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

