



Rosebank, Epsom

Guide Price **£525,000**



Rosebank

Epsom

Well-presented 2-bed semi-detached bungalow with conservatory, utility, 2 shower rooms, and modern kitchen. Close to town centre and station. Flexible living. Early viewing advised. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Popular Location
- Potential To Extend (Subject to Planning)
- Bright Reception
- Modern Kitchen
- Utility
- Spacious Conservatory
- Two Bedrooms
- Two Shower Rooms
- Good Size Garden
- Short Walk To Town Centre & Station



Set within a highly desirable location, this well-presented two-bedroom semi-detached bungalow provides an excellent opportunity for those seeking flexible, modern living within easy reach of the town centre and railway station, and offers the potential to extend (subject to the usual planning consents).

The property offers a bright and welcoming reception room, while the contemporary kitchen is thoughtfully arranged with ample storage, combining practicality with style. A separate utility area adds everyday convenience. A standout feature is the spacious conservatory, offering a versatile additional living or dining space. The ground floor also includes a generously sized bedroom—ideal for guests or single-level living—as well as a shower room. Upstairs, there is a large second bedroom accompanied by a further shower room, offering added flexibility for family members or visitors.

The location is especially appealing, with both the bustling town centre and mainline station just a short walk away—perfect for commuters and those looking to enjoy a wide range of amenities. Blending modern features with adaptable living space, this attractive bungalow is well suited to downsizers, professionals, or anyone seeking a comfortable and conveniently located home.

Early viewing is strongly advised to fully appreciate all that this property has to offer.

Epsom town centre lies approximately 0.5 mile away and offers an excellent selection of shops, restaurants, and leisure amenities. The area is also well served by outstanding private and state schools, including Stamford Green Primary, Kingswood House, Rosebery and Epsom College.

Transport connections are superb, with the M25 (J9) located within a 15 minute drive, providing convenient access to both Heathrow and Gatwick airports. Epsom railway station is close by, offering regular services to London Bridge, Waterloo, and Victoria.

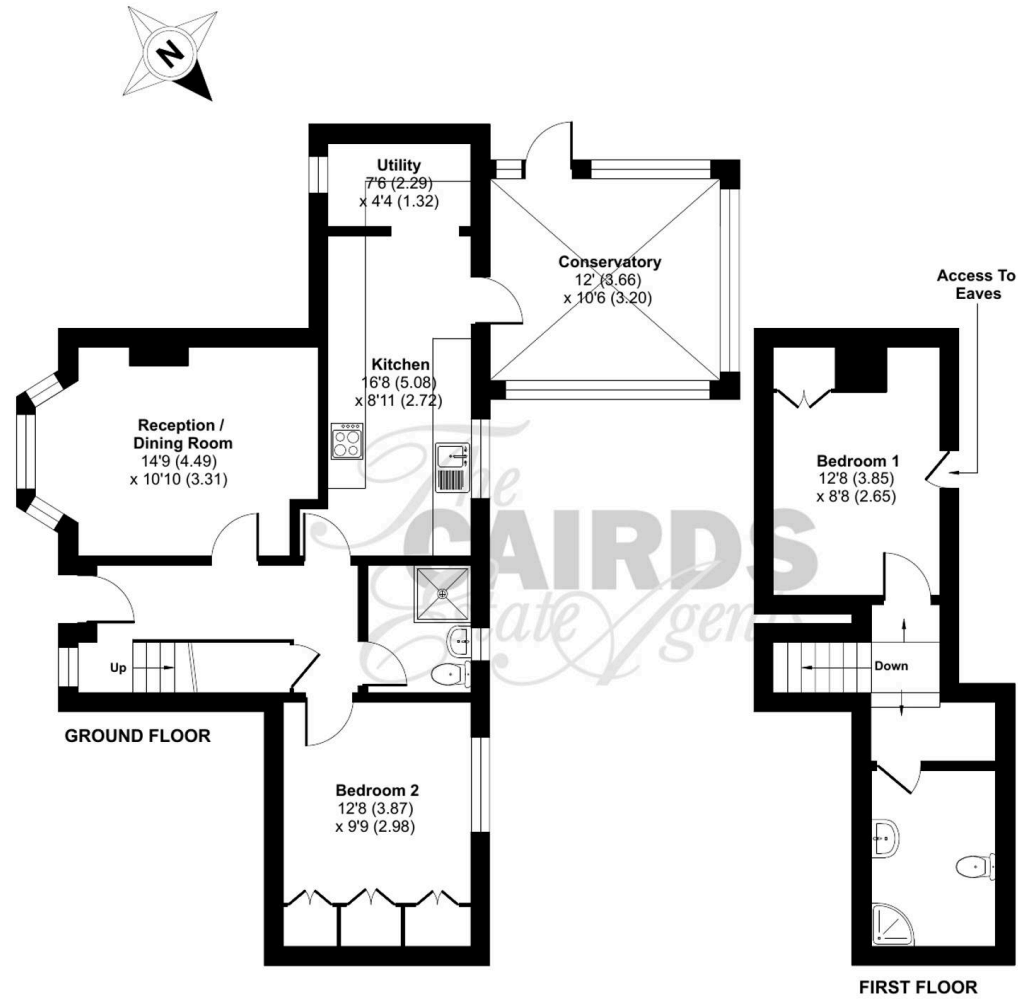
Leisure facilities in the area include the prestigious RAC Country Club and Golf Course with its extensive private members' amenities, the David Lloyd Centre, Rainbow Leisure Centre, Epsom Golf Club and Horton Maple Leaf Golf Club, as well as family attractions such as Hobbledown Adventure Park and Zoo.

The surrounding area offers an abundance of beautiful countryside, with Epsom Common right on your doorstep, and Langley Vale Centenary Wood, Epsom Downs and Ashted Common all close at hand. A wealth of National Trust estates and the nearby Surrey Hills Area of Outstanding Natural Beauty contribute to the region's scenic charm, while the picturesque villages surrounding Headley Heath and Box Hill further elevate the appeal of this highly desirable location.

Rosebank, Epsom, KT18

Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale







Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk