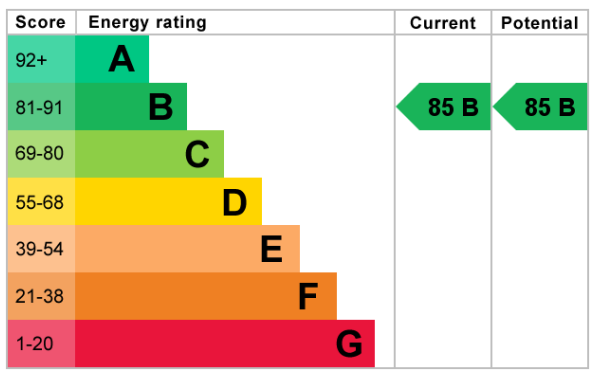
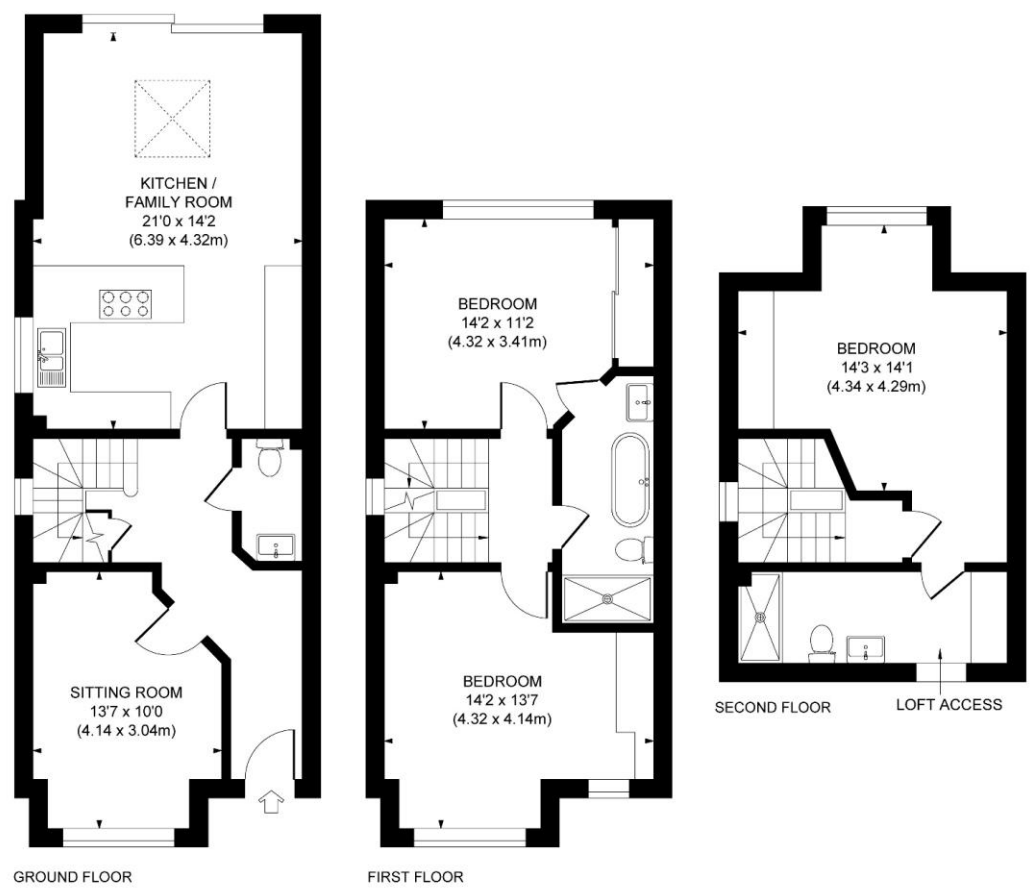


Local Authority

Epsom and Ewell Borough Council Tel: 01372 732000
Council Tax Band: TBC



Approximate Gross Internal Area
1,319 sq. ft / 122.52 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

HENSHAWS

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 11.26.4318

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

71A Rosebery Road, Langley Vale, Surrey KT18 6AB

A newly constructed 3 bedroom end of terrace home offering truly delightful views overlooking Epsom race course. Due for completion Spring 2027.

THE PROPERTY

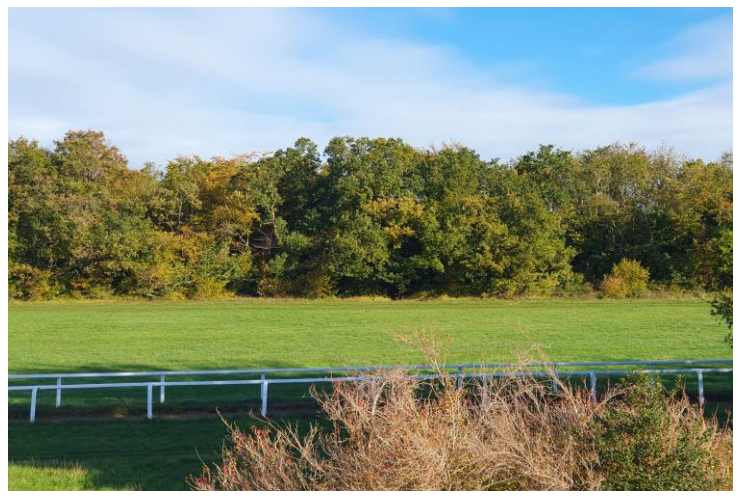
Constructed by highly respected local development company Bryden Homes this desirable residence forms one of just 3 terraced homes providing an excellent specification as well as a generous size garden.

Property Specification/Key Features

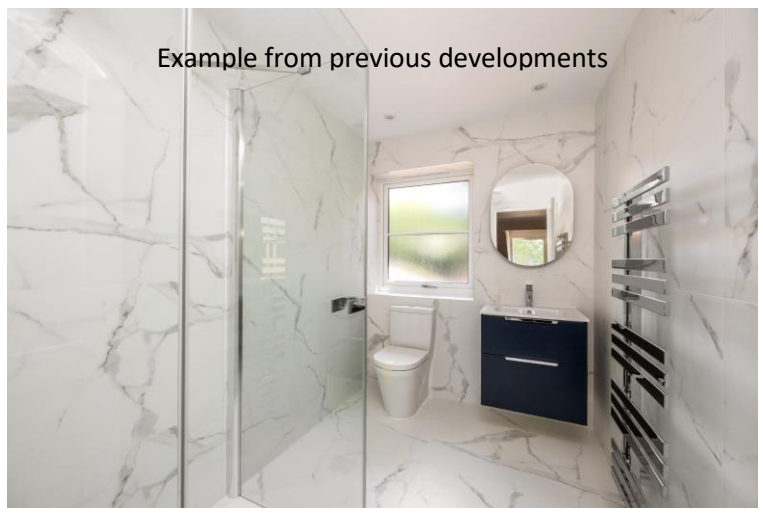
- 2 first floor bedrooms with fitted wardrobes and Jack & Jill bathrooms from DW Burns Woking.
- Master en-suite with walk-in shower and fitted wardrobe and Juliette Balcony.
- Kitchen from Wooden Heart Weybridge with stone worktops Bosch appliances and hot water boiler tap.
- Warmflow ASHP for heating and hot water with water based underfloor heating to ground floor, radiators to first and second floors plus electric underfloor heating to bathrooms.
- Solar Panels with EV charger.
- Parking for 2 spaces.
- Cat 6 cabling to bedrooms and lounge.
- White painted 4 panel fire check doors to all bedrooms and understairs cupboards.
- 150mm skirting with 69mm architraves.
- Ground floor coverings, ceramic 1m Sq tiles to hall, kitchen/breakfast room/dining.
- Carpets to be laid to Lounge, all bedrooms, landing and stairs from Milner carpets, budget to be set.
- All bathrooms fully tiled with white marble work tiles.
- Fully alarmed.
- Garden laid to lawn with grey sandstone patio, plantings, taps to front and rear together with external sockets.


Example from previous developments


Example from previous developments






Example from previous developments


Example from previous developments

SITUATION

The property is located in the popular village of Langley Vale which is within easy reach of Epsom Downs to include 650 acres of Woodland Trust land and the world famous race track. Also closeby are local shops approximately a 10 min walk away together with two regarded gastro pubs approximately a 15 min walk. The historic market town of Epsom is 2.8 miles away offering a variety of shops, cafes, restaurants and every day amenities including the Ashley Centre shopping mall. Epsom mainline station provides a commuter service to London Bridge, Waterloo and Victoria.