



Rosebery Road, Epsom

The **PERSONAL** Agent

# Guide Price £875,000

## Freehold

- Walking distance to Epsom Downs
- No onward chain
- Four generous double bedrooms
- Stunning 23ft x 21ft living room
- Further sitting room
- Large kitchen/dining room
- Utility room & downstairs W.C
- Ensuite & main bathroom
- 75ft x 42ft South facing garden
- Outhouse, Summer house & converted loft space

\*\*\*NO ONWARD CHAIN\*\*\* Set within a popular residential road on the periphery of the world famous Epsom Downs, this spacious detached family home is presented in extremely good order throughout, having been refurbished and updated to a high standard by our client, and warrants immediate inspection to fully appreciate the flexible and spacious accommodation provided.

With accommodation of 1844 Sq Ft and with an abundance of storage including a 24ft part converted loft room, this fine family home really does cover all bases.

Just a short distance from the property you have access to a bridle path that leads to ancient woodland walks and the wide open green spaces of 'The Gallops' and the Downs that stretch from Headley to Walton on the Hill and Tadworth.

The Woodland Trust are in the process of creating England's First World War Centenary Wood on the border of Langley Vale with 640 acres of rolling hills and grassy fields to enjoy too.



As soon as you arrive on the driveway you can immediately appreciate the fantastic position of this home. The first impression as you step through the front door is fantastic and you are greeted by the 23ft x 21ft living room that enjoys clean, sharp lines and is most certainly the 'wow' factor of the home, as well as a great entertaining space. In addition there is a separate sitting room which could easily be utilised as a playroom or family room, a generous kitchen/dining room, utility room and a downstairs cloakroom.

The well proportioned accommodation continues on the first floor with a large landing area, master bedroom with built-in wardrobes and an ensuite shower room, three further generous double bedrooms (one with a balcony) and a large family bathroom.

The direct South facing rear garden enjoys an excellent degree of privacy from neighbouring homes with a large paved patio, outhouse and summer house. The lawned area and remainder of the garden is fully enclosed by fencing with access to the front

via a side gate. If required by the new owners, the property still has huge scope to extend further (subject to the usual planning consents).

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - G







Roseberry Road, Langley Vale, Epsom  
 Total Area: 171.3 m<sup>2</sup> ... 1844 ft<sup>2</sup> (excluding balcony, loft space, garden, outhouse, summer house)  
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The  
**PERSONAL**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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