



The **PERSONAL** Agent

62 Rosebank, Epsom  
£360,000

# 62 Rosebank

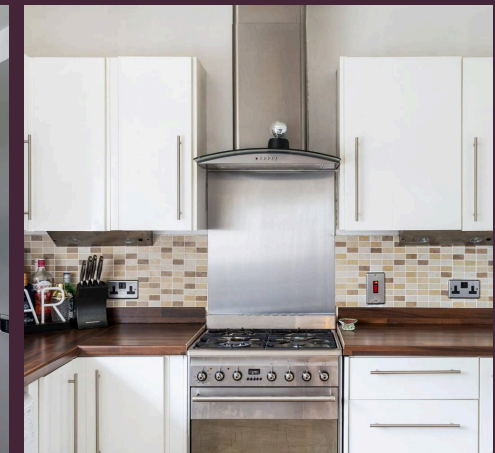
## Epsom

- Two double bedrooms
- Peaceful yet central location
- First floor maisonette
- Large living room
- Resident's parking permit scheme
- Minutes from High Street & Station
- Over 800 sq ft
- External storage cupboard
- Generous kitchen
- Private rear garden with terrace

The Personal Agent are pleased to present this centrally positioned first floor maisonette that has been fully refurbished by the current owners and benefits from a private rear garden and a nice secluded frontage.

Perfect for commuters, young families or those wishing to downsize but not downgrade, this spacious maisonette is located in a peaceful yet central cul-de-sac within a short walk of Epsom town centre, High Street and the railway station.

Occupying an enviable position within the road and offered to the market in fantastic order, this spacious property warrants immediate viewing to appreciate the bright, spacious and flexible accommodation it provides.





### Description

The property features two genuine double bedrooms, generous kitchen, modern bathroom and a spacious 16ft lounge. The private garden is a particularly good size and has defined spaces that consist of a decked terrace, central lawned area and a further decked area to the rear ensuring you can enjoy the sun at different times of the day. There is also handy storage cupboard and residents parking scheme within the cul de sac.



Rosebank is a highly sought after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom Town Centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living. The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

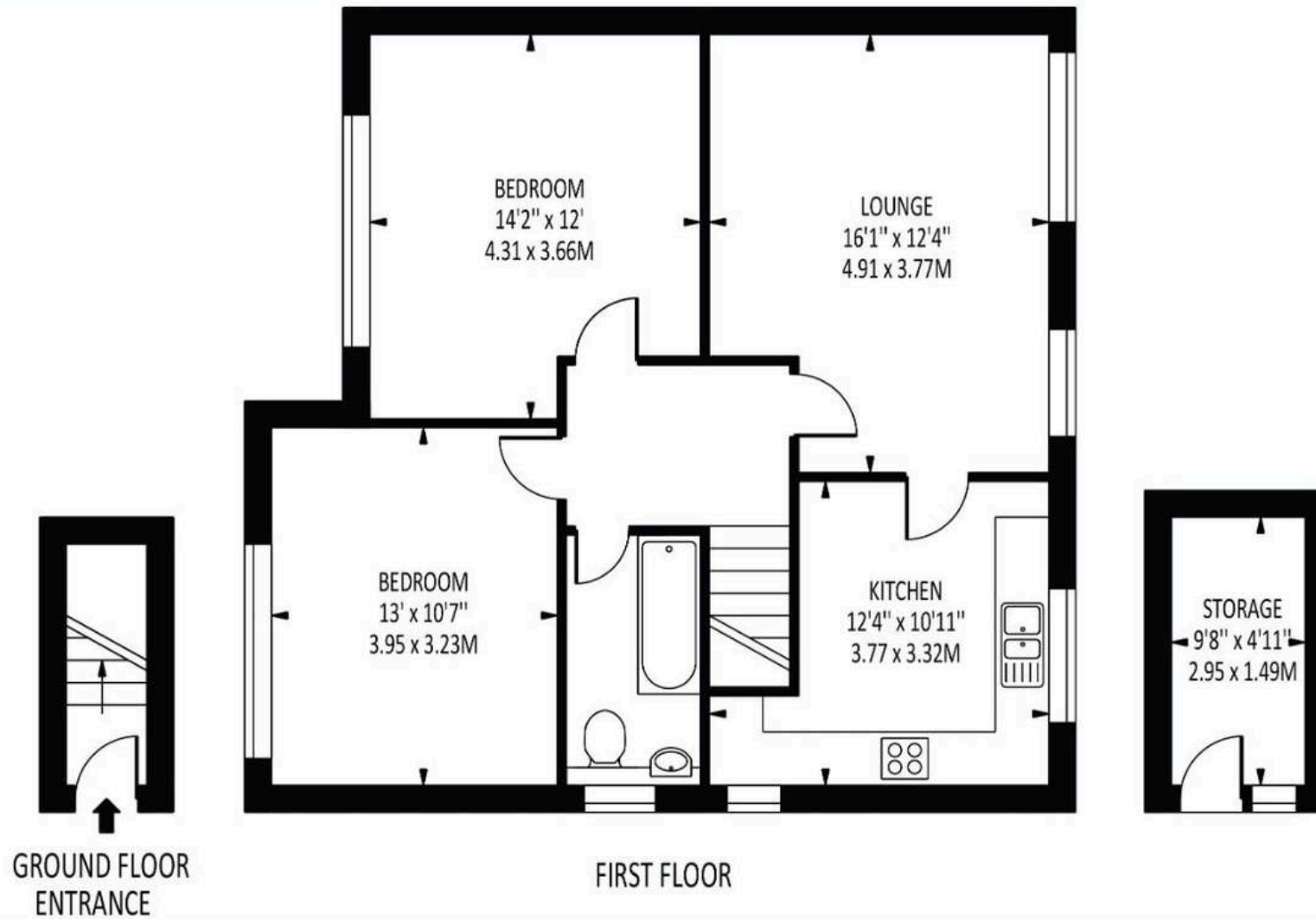
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.



## The Personal Agent Epsom

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