



Rosebank, Epsom

Guide Price **£650,000**



Rosebank

Epsom

Spacious four-bed semi with loft suite, south-facing garden, garage, parking for three, near top schools, town centre and station. Ideal for families and commuters.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Extended Semi-Detached
- Spacious Reception
- Kitchen/Breakfast Room
- Principal Bedroom With En-Suite (in loft room)
- Three Further Bedrooms
- Family Bathroom
- South Facing Garden
- Off Street Parking For 3 Cars
- Detached Single Garage
- Short Walk To Town Centre & Station



This well-presented four-bedroom semi-detached house offers spacious and versatile accommodation, thoughtfully arranged to suit modern family living.

The property has been carefully extended to create a generous and well-balanced layout. A welcoming entrance hall leads into a bright and airy reception room, providing an inviting space for relaxation and entertaining. The well-appointed kitchen/breakfast room is fitted with a range of contemporary units and integrated appliances, with ample room for a breakfast table and informal family gatherings.

Upstairs, the principal bedroom occupies the entire loft space and benefits from a stylish en-suite shower room, creating a private and spacious retreat. Three further bedrooms are located on the first floor and are served by a family bathroom, providing comfortable accommodation for family and guests.

The generous corner plot with south-facing rear garden provides a private and sun-filled outdoor space. Further benefits include a detached single garage, offering secure storage or additional parking, together with off-street parking for up to three vehicles – a particularly valuable asset in this sought after location.

The property is situated within the catchment area for highly regarded schools, making it an excellent choice for families. The location is equally appealing for commuters, with the town centre and mainline station both within a short walk, providing convenient access to London and surrounding areas.

Combining generous accommodation, excellent outdoor space and a highly convenient location, this attractive family home offers a superb opportunity for those seeking comfort, versatility and accessibility. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Rosebank, Epsom, KT18

Approximate Area = 1271 sq ft / 118 sq m

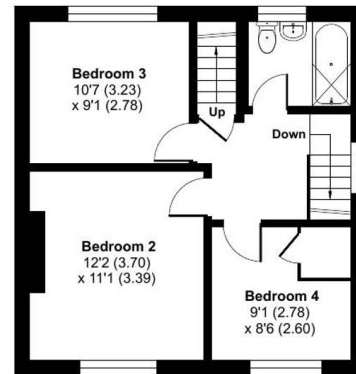
Limited Use Area(s) = 138 sq ft / 12.8 sq m

Garage = 178 sq ft / 16.5 sq m

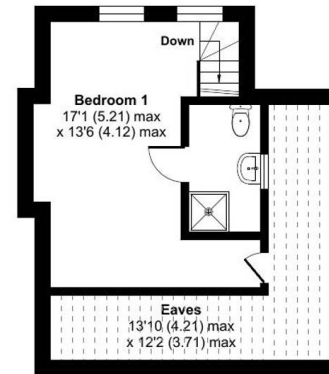
Total = 1587 sq ft / 147.3 sq m

For identification only - Not to scale

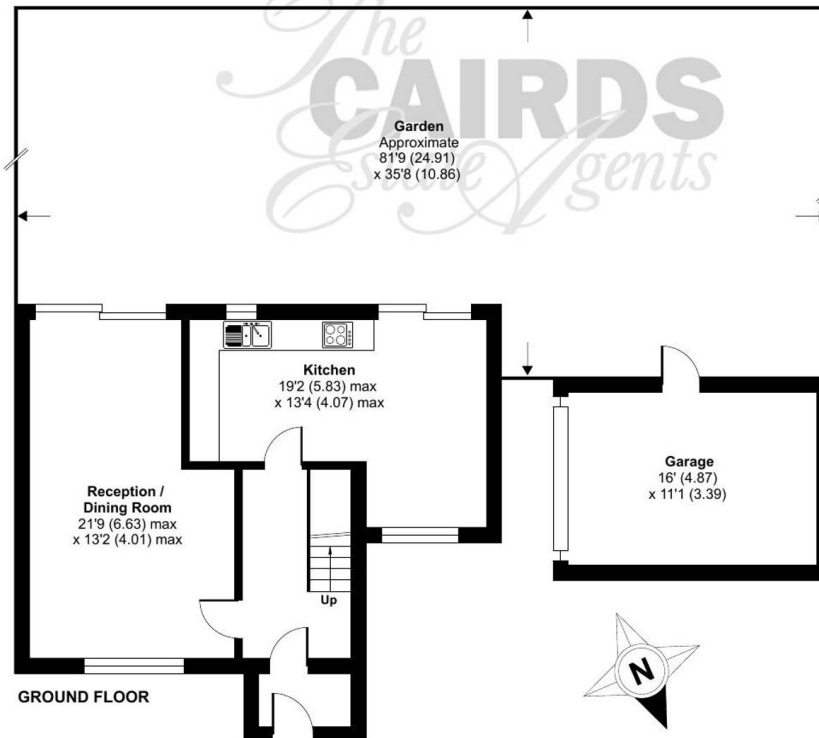
Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR





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