



Rosebery Road, Epsom KT18 6AA

welcome to

Rosebery Road, Epsom

This spacious detached family home is located on the periphery of Epsom Downs within the popular village of Langley Vale, and offers two bathrooms, four bedrooms, a cloakroom, garage, plenty of off-street parking & a south facing garden.

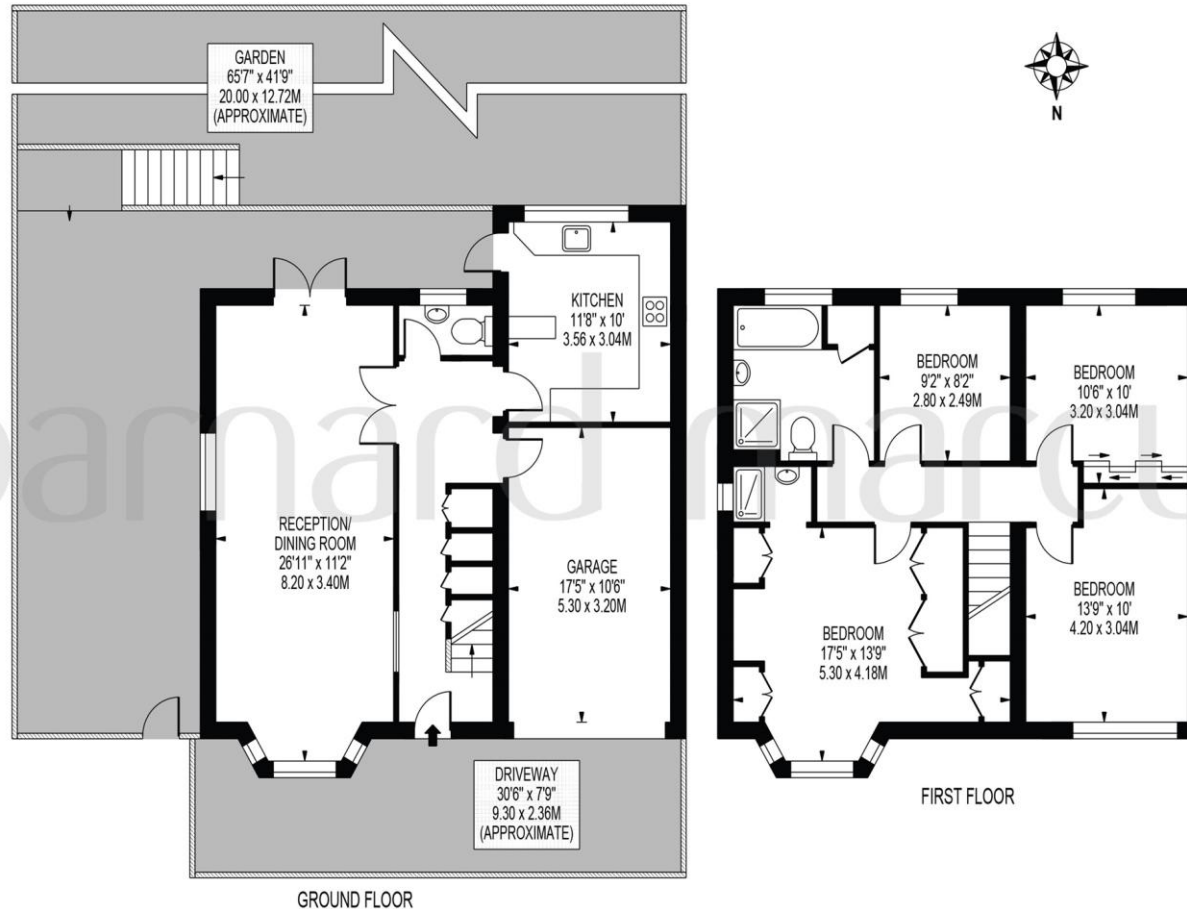


ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1287 SQ FT - 119.53 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 183 SQ FT - 16.96 SQ M



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 OR 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.

This fantastic home is within 50 meters of the open spaces & woodland of the Epsom Downs which includes 650 acres of Woodlands Trust park land and the world famous racetrack, and backs onto the Langley Vale Centenary Woods. The Vale primary school and local shops are within 10 minutes' walk from the property with two very well-regarded gastro pubs only 15 minutes' walk away.

The property offers flexible & light filled accommodation across two floors but also has significant scope to extend further STPP to the rear, or convert the loft space or garage if you did require further space in the future. The current ground floor accommodation comprises of a spacious living/dining room with direct access to the garden, a contemporary fitted kitchen, & downstairs cloakroom.

The first floor offers a master bedroom with en-suite shower, three further bedrooms and a four-piece family bathroom with loft storage overhead. The home also has approx. 65ft South facing rear garden that enjoys a fantastic private aspect with secluded nooks, a large split-level patio terrace across the rear of the property and mature flower and shrub borders and is completed by a large block paved driveway for multiple cars as well as a garage.

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, bars cafes & restaurant

welcome to

Rosebery Road, Epsom

- Detached Family Home
- Four Double Bedrooms
- Master Bedroom with En-Suite
- Off Street Parking for Multiple Cars & Garage
- Family Bathroom & Ground Floor W.C
- South Facing Rear Garden
- Solar Panels
- Popular Road Close to Epsom Downs Race-Course

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110260



Property Ref:
EPS110260 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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