



Rose Bushes, Epsom

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Detached family home
- Open plan living
- Secluded garden
- Four bedrooms
- Integral garage
- Driveway
- Popular road
- En suite to master



Presented in very good order throughout and located in a popular residential road on the periphery of the world famous Epsom Downs, this deceptively spacious detached family home warrants immediate viewing to fully appreciate its position, flexible accommodation and standard of finish throughout.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern layout that is perfect for entertaining, social occasions and most importantly caters for the practicalities of every day life.

Rose Bushes is a very popular road that is set within an area that is much requested and sought after with easy access to both Epsom Downs and Tattenham Corner railway stations which are just a short distance away, as is the regular bus route which is just a few steps away. The local convenience stores are just

around the corner and the green open spaces of Nork Park can be found at the end of the road.

The living room has an impressive vaulted ceiling and links to a study/family room that offers a wonderful outlook over the garden. There is a well equipped open plan kitchen and dining room, with a downstairs W.C. completing the ground floor

On the first floor there are four well proportioned bedrooms, an ensuite shower room and a spacious family bathroom. Further noteworthy points to mention include a secluded and mature rear garden and to the front of the house a driveway for numerous cars.

The popular market town of Epsom is nearby, with its High Street that has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range

of entertainment, including films and concerts. 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 Downs is a popular residential area, 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.

Freehold







Ground Floor

First Floor

Rose Buses, Epsom
Total Area: 146.5 m² ... 1577 ft² (excluding garden)
FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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