



Rose Bushes, Epsom

The PERSONAL Agent

# Offers In Excess Of £1,000,000 Freehold

- No ongoing chain
- Fully refurbished detached family home
- Four double bedrooms
- Cul-de-sac location
- Scandi style kitchen
- Two bathrooms and separate ensuite
- Garage & generous driveway
- 76ft x 45ft Westerly facing garden
- Outdoor kitchen and bar
- Close to Nork Park & the Epsom Downs

Having been subject to a full refurbishment programme and offered to market with no chain, this immaculately presented, detached family home enjoys a fantastic position within a small cul de sac on the periphery of the world famous Epsom Downs and warrants immediate viewing to fully appreciate its position, flexible accommodation, and the huge amount of natural light it offers throughout.

The beautifully design-led property provides the perfect layout for modern living with defined reception areas that seamlessly flow into each other in a modern layout that is perfect for entertaining, social occasions and most importantly caters for the practicalities of day-to-day life.

Rose Bushes is a much requested, popular road that is set within a residential area boasting easy access to both Epsom Downs, and Tattenham Corner railway stations which are both just a short distance away. A regular bus route is also just a few steps away and there are also local convenience stores just around the corner, not to mention the green open spaces of Nork Park, which can also be found at the end of the road.



Internally the spacious accommodation includes a practical dining room that is linked by just five steps up to a superb 21ft living room which features an impressive, vaulted ceiling and enjoys a wonderful outlook through the new panoramic style window into the garden.

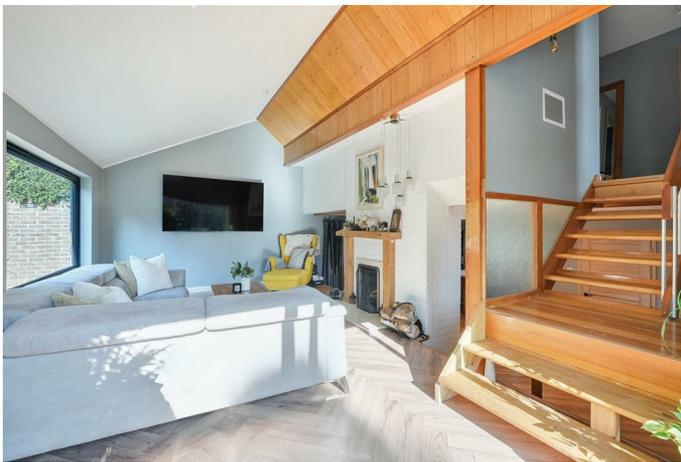
This wonderful split-level aspect provides a fantastic open plan layout but equally defines both areas as very separate. In addition, there is a Scandi style open plan kitchen resplendent with acoustic wood panelling, central island and integrated appliances. and a generous third reception room which would make a brilliant playroom or a fifth bedroom. The ground floor is completed by a double bedroom which is serviced by a downstairs walk in shower room but this room could also make a brilliant playroom, office or snug.

On the first floor there is a principal bedroom with sleek and stylish ensuite, two further doubles serviced by family shower room and built in storage in every room. Further noteworthy points to mention include a secluded and mature rear garden with outdoor kitchen complete with sink and oven which makes for the ultimate entertaining space and to the front of the house a driveway for numerous cars and a 16ft single garage.

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.

Tenure - Freehold  
Council tax band - G

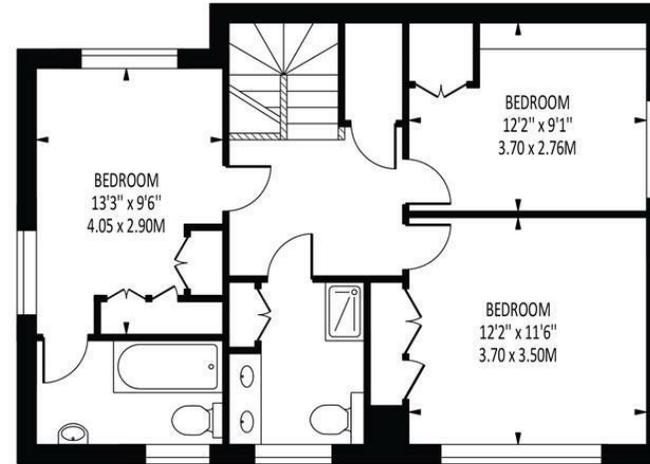
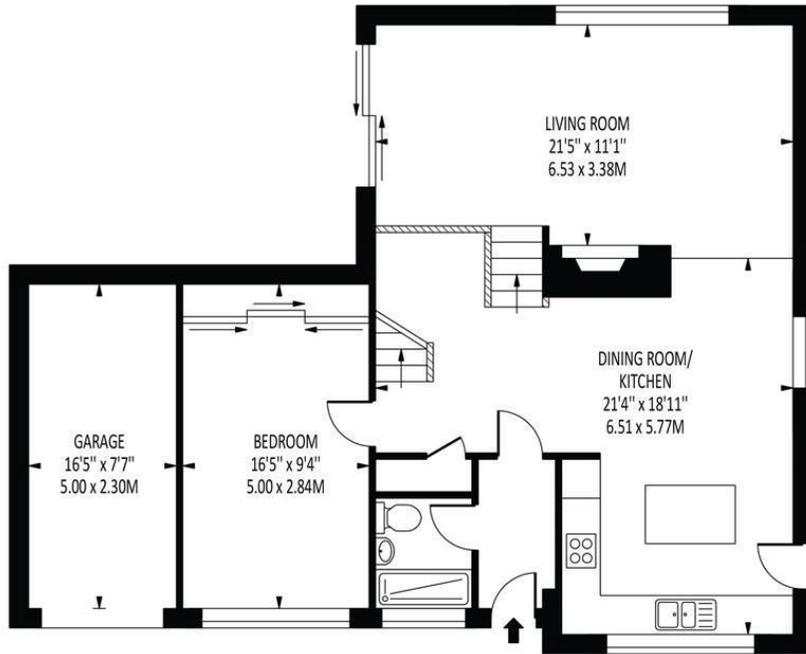




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### Rose Buses

Total Area: 1573 SQ FT • 146.09 SQ M  
(Including Garage)  
Garage Area : 124 SQ FT • 11.50 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

