



Rose Bushes, Epsom

The **PERSONAL** Agent

Guide Price £760,000

Freehold

- No ongoing chain
- Four/five bedrooms
- Two/three reception rooms
- Detached family home
- Cul-de-sac location
- 76ft x 45ft Westerly facing garden
- Garage & generous driveway
- Generous kitchen
- Downstairs cloakroom & upstairs bathroom
- Close to Nork Park & the Epsom Downs



Enjoying a fantastic position within a small cul-de sac 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 the huge amount of natural light it offers throughout.

The well designed 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 open plan family/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 over 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 well-equipped open plan kitchen and a generous third reception room which would make a brilliant playroom or a fifth bedroom. The ground floor is completed by a useful downstairs W.C.

On the first floor there are four well proportioned bedrooms 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 and a garage too.

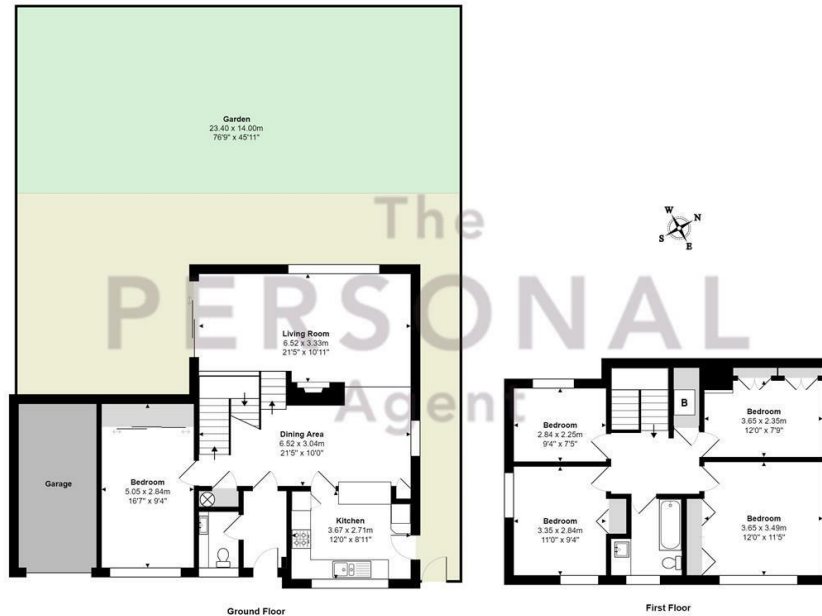
The popular market town of Epsom is nearby, with its High Street that has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and 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







Ground Floor First Floor

Rose Buses, Epsom
 Total Area: 147.5 m² ... 1587 ft² (excluding garden)
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 72 |
| (55-68) D | | | |
| (39-54) E | | 36 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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