



The Roseberys, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Exclusive private development in central Epsom
- Spacious modern home over 2,250 sq ft
- Peaceful setting close to station & High St
- Four double bedrooms & three bathrooms
- Bright, flexible living spaces throughout
- Three receptions & kitchen/breakfast room
- Westerly facing private and secluded rear garden
- Integrated garage, utility room & d/s cloakroom
- Highly regarded local schools close by
- Offered with no onward chain

Set within an exclusive private development in the very heart of the favoured south side of Epsom, this spacious modern family home offers over 2,250 sq. ft. of well presented and highly versatile accommodation. The property is offered to the market with no onward chain, providing an excellent opportunity for a smooth and uncomplicated purchase.

Constructed in 2006, The Roseberys is a highly sought-after development of executive homes, discreetly tucked away in a peaceful setting yet just a short walk from the High Street, railway station, outstanding local schools and the nearby park.

For those seeking generous and flexible accommodation, everyday practicality and a prime location, finding a better suited home will be a difficult task indeed.

Occupying an enviable and private position within the development, this impressive home enjoys bright, adaptable living space and is presented in excellent decorative order throughout.



Arranged over three floors, the property offers a welcoming atmosphere from the moment you step through the front door. The ground floor features a well proportioned kitchen/breakfast room, a separate dining room, and steps leading down to a spacious living room. Sliding pocket doors open into a family room/playroom, which could alternatively be used as a more formal dining space if required. This room connects seamlessly to the outside via two sets of bi folding doors. The ground floor is completed by a downstairs cloakroom and a utility room, while the integrated garage measures an impressive 18ft and provides excellent storage or potential for conversion into further accommodation, subject to the necessary consents.

On the first floor there are two generous double bedrooms, both with built-in wardrobes. The principal bedroom benefits from an en suite shower room, and there is also a family bathroom on this level. The top floor offers two further double bedrooms, both served by an additional family bathroom, making it ideal for guests or teenage children.

Outside, the property enjoys a private and secluded westerly

facing rear garden, cleverly designed to make the most of the sun throughout the day. To the front there is off street parking and access to the garage.

The Roseberys is ideally positioned on the sought-after south side of Epsom, within easy walking distance of the station, High Street and Rosebery Park, as well as a number of excellent local schools including St Martin's and St Christopher's.

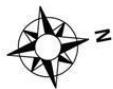
Epsom provides a good range of everyday amenities, leisure facilities and schooling, making it a popular commuter town with straightforward access to London. Epsom Downs is close by, and Junction 9 of the M25 is a short drive away, offering convenient links to both Heathrow and Gatwick airports.

Early viewing is highly recommended to appreciate this spacious and flexible modern family home. Sole agents. No onward chain.

Tenure – Freehold
Council Tax Band – F







The Rosebrys

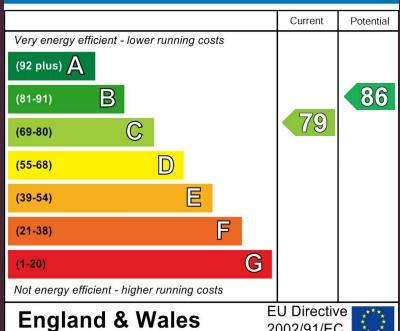
Total Area: 2256 SQ FT • 209.57 SQ M

(Including Garage)

Garage Area : 158 SQ FT • 14.71 SQ M



Energy Efficiency Rating



Disclaimer: For Illustration Purposes only

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EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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