



The Roseberys, Epsom

The PERSONAL Agent

# Offers In Excess Of £900,000 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  
Annual ground rent amount (£) - £425.00  
Council Tax Band – F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



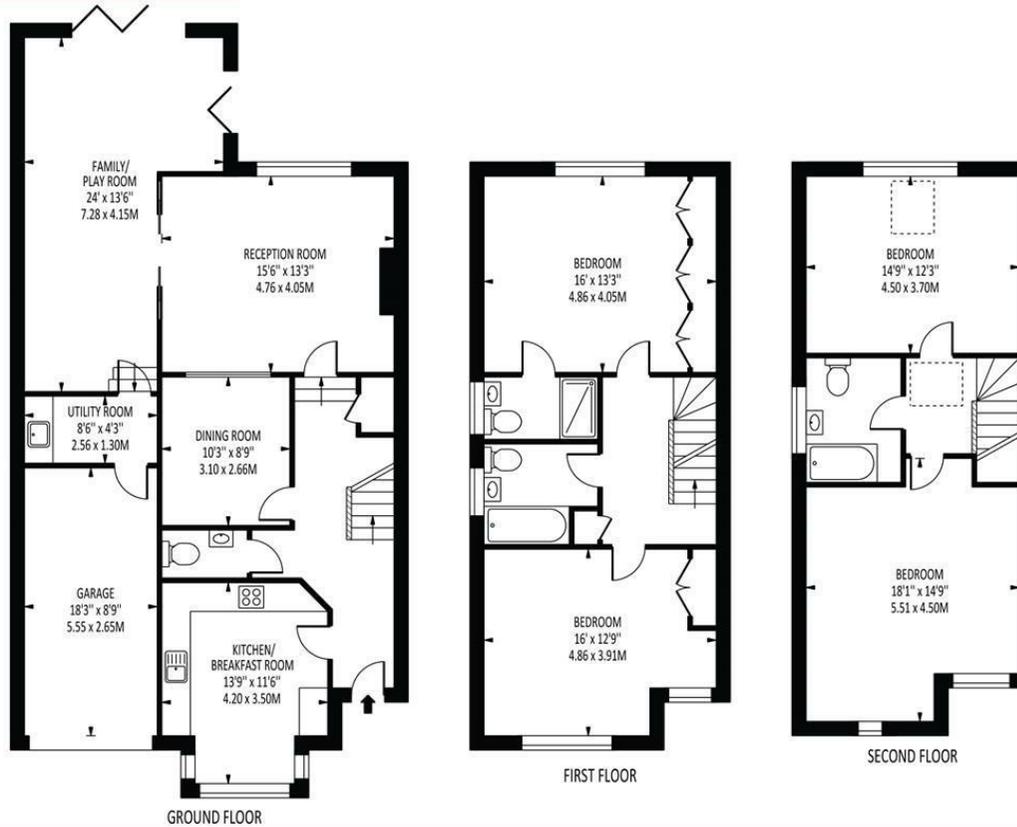


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### The Roseberys

Total Area: 2256 SQ FT • 209.57 SQ M  
(Including Garage)  
Garage Area : 158 SQ FT • 14.71 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(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	

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.

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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.

