



Rosebery Road, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Three bedroom detached home
- Backing onto The Gallops & Epsom Downs
- Large driveway with ample parking
- No ongoing chain
- Two reception rooms
- Conservatory
- Kitchen with utility room
- Downstairs cloakroom
- Garage & lean-to
- Moments from bridlepath & woodland walks



A fantastic opportunity to acquire this detached house that is located within the popular village of Langley Vale and benefits further from no ongoing chain.

Rosebery Road is a peaceful residential road within the ever popular village of Langley Vale. Well positioned for The Vale Primary School, the house is sure to appeal to a wide range of buyers, especially given the excellent accommodation on offer.

Whilst the property requires decorative updating throughout, it is clear that it has been well maintained and we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

The position of this fine home is just moments from a bridle path at the end of the road, as well as enjoying a gate to the rear of the garden with direct access to The Downs.

The spacious accommodation comprises, a welcoming entrance hall, living room, dining area, conservatory, kitchen with utility room, downstairs cloakroom, garage and lean-to. On the first floor there are three well proportioned bedrooms (all with fitted wardrobes) that are served by a family bathroom and a separate W.C.

The rear garden enjoys an excellent degree of privacy from neighbouring homes with a large, paved patio. The lawned area and remainder of the garden is fully enclosed by fencing with access to the front, via a side gate. Further noteworthy points to mention include solar panels, that make this property extremely energy efficient, double glazing and gas central heating.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. 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 is a popular commuter town, 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 - F







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Rosebery Road, Langley Vale, Epsom

Total Area: 154.3 m² ... 1660 ft²
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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