



Rose Bushes, Epsom Downs,
£675,000 - Freehold

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**WILLIAMS
HARLOW**











Located in the charming area of Rose Bushes, Epsom Downs, this delightful detached bungalow offers a perfect blend of comfort and convenience. With spacious accommodation arranged over a single floor, this property is ideal for those seeking a relaxed lifestyle without the hassle of stairs.

The bungalow features three generously sized bedrooms. The open plan kitchen/dining room create a welcoming atmosphere, perfect for entertaining and enjoying meals. The sizeable lounge boasts a lovely outlook over the rear garden, allowing natural light to flood the space and creating a serene environment to unwind.

Outside, the attractive gardens enhance the appeal of this home, offering a tranquil retreat for gardening enthusiasts or those who simply wish to enjoy the outdoors. Additionally, the property includes an attached garage and parking for up to three vehicles, ensuring convenience for residents and visitors alike.

This bungalow presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its adaptable layout and charming features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

THE PROPERTY

Situated close to the famous Epsom Downs, the location is perfect for those who seek proximity to nature and outdoor activities. The area is well known for hosting the famous Epsom Derby making it an ideal spot for leisurely walks or picnics. The accommodation is thoughtfully laid out over one floor with the bedrooms located to the front, lounge, kitchen/diner located to the rear. The property is very well presented throughout and will appeal any purchaser looking for a property in this sought after location. Don't miss out the opportunity to view this charming bungalow and envision the possibilities that it holds.

OUTDOOR SPACE

The property has a good sized front garden and also a

manageable rear garden extending to 42ft by 45ft. The property also benefits from having an attached garage plus parking for three cars.

THE LOCAL AREA

The area of Epsom Downs if you haven't already visited and is renowned for the famous Epsom Downs Racecourse, host of The Epsom Derby. Both Banstead Village and Epsom town centre can be reached with ease. The area is safe to walk around, perfect for the whole family with all local amenities to hand to include parks, schools, shops, restaurants and a community where you feel fully invested.

LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Epsom Downs Train Station – London Victoria 1 hour
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

LOCAL BUSES

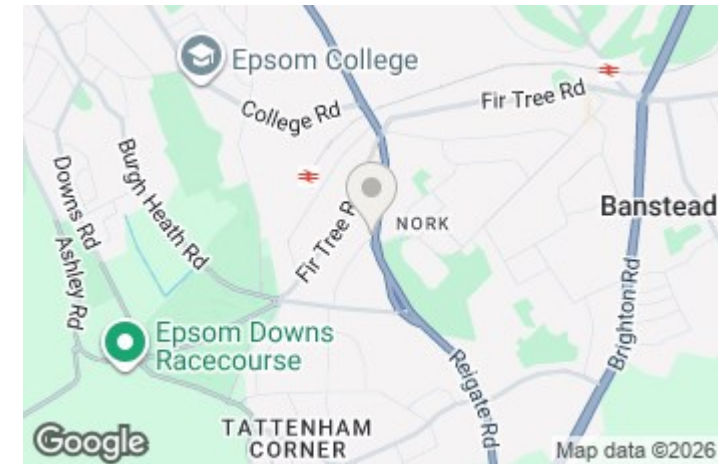
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

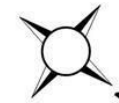
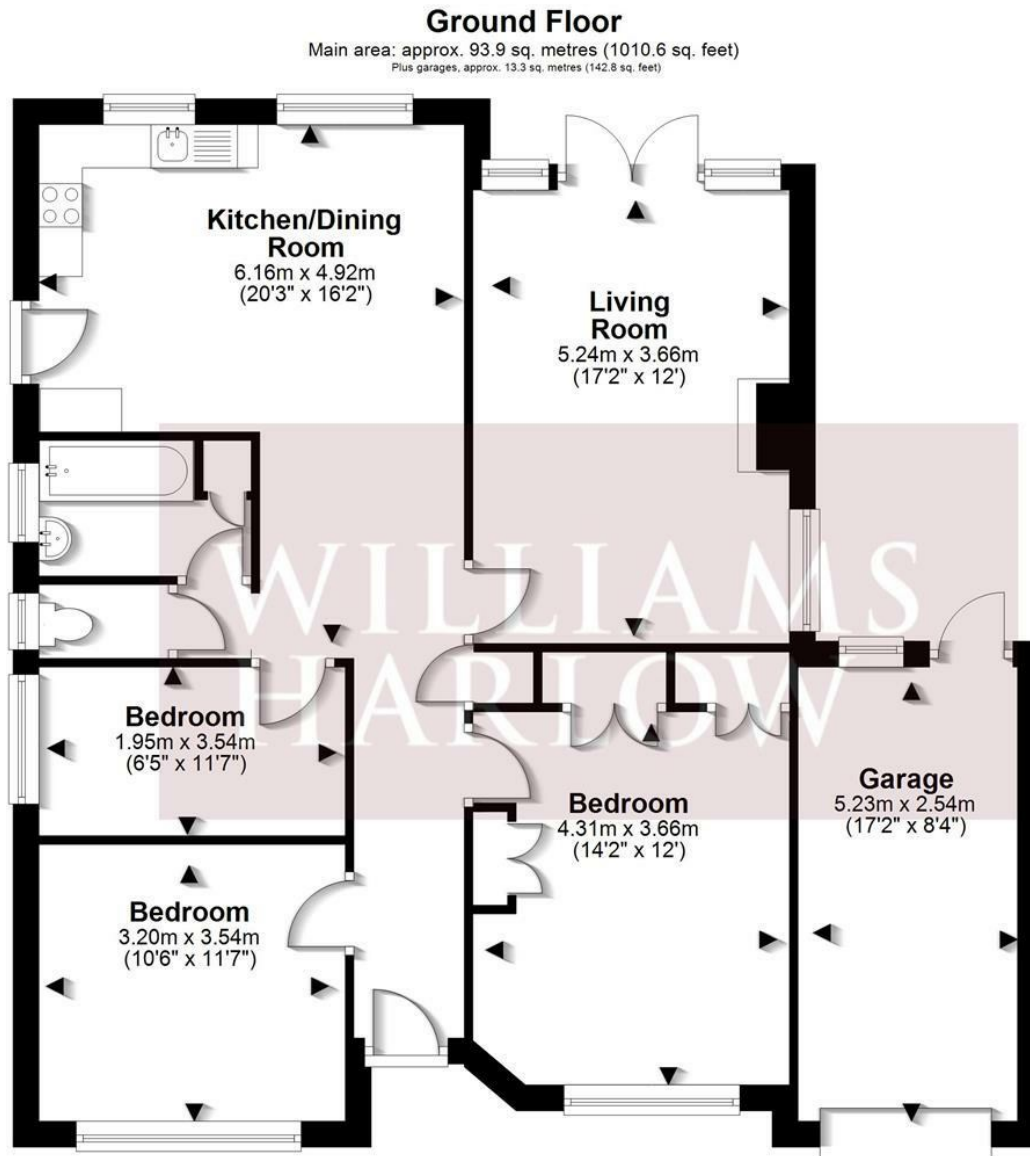
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COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	78
England & Wales		EU Directive 2002/91/EC

Main area: Approx. 93.9 sq. metres (1010.6 sq. feet)

Plus garages, approx. 13.3 sq. metres (142.8 sq. feet)

