



Rose Bushes, Epsom Downs, Surrey  
Offers Over £700,000 - Freehold



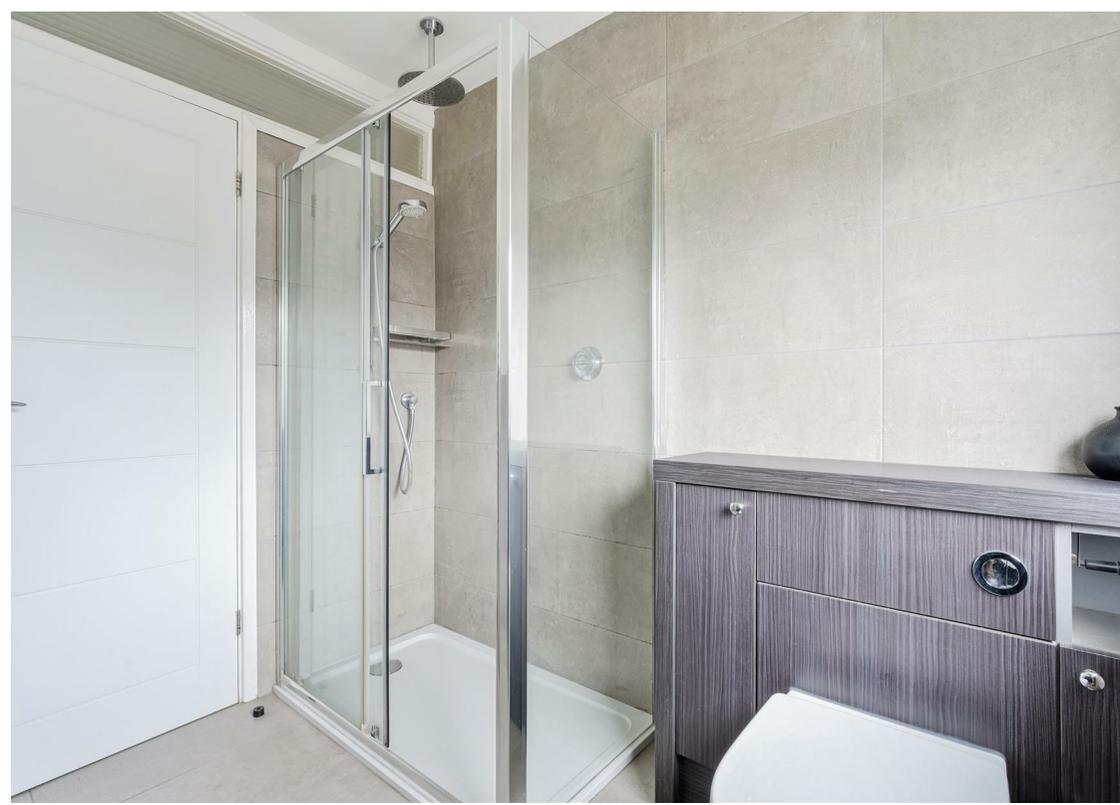
**WILLIAMS  
HARLOW**











**OFFERED WITH NO CHAIN-** Located in the charming cul-de-sac of Rose Bushes, Epsom, this delightful detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, including three spacious double rooms, this property is ideal for families seeking ample space to grow and thrive.

The heart of the home is undoubtedly the modern open-plan kitchen, which provides a stylish and functional area for cooking and entertaining. This inviting space seamlessly connects to the living areas, creating a warm and welcoming atmosphere for family gatherings and social occasions.

The property boasts a well-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. It offers a wonderful opportunity for children to play or for adults to unwind in a tranquil setting.

Parking is a breeze with space for up to three vehicles, ensuring convenience for both residents and guests.

This home is situated in a peaceful cul-de-sac, providing a safe and friendly environment while still being within easy reach of local amenities, schools, and transport links.

In summary, this detached house in Rose Bushes is a fantastic opportunity for those looking for a spacious family home in a desirable location. With its modern features and generous outdoor space, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

## THE PROPERTY

This detached home has an open plan kitchen/family area with steps up to the main lounge, downstairs WC, three double bedrooms, family bathroom and a single bedroom/study. The property is located in a quiet cul-de-sac and has been modernised to a good standard by the current owners.

## OUTDOOR SPACE

There is a large rear garden approximately 75ft x 45ft which is

very secluded and a lovely usable space. To the front there is off street parking for three vehicles and a garage.

## 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.

## WHY YOU SHOULD VIEW

The property offers a good amount of living space with good sized bedrooms for a family needing additional or for staying guests. A nice individual feature of the property is the steps leading up to the lounge from the kitchen/dining. The property is all open plan where you can see from one room to the other giving a large sense of space with a fantastic garden and the scope to be extended further (STC).

## VENDOR THOUGHTS

We have really enjoyed our time at the property but we now need to move out of the area for my business. We have already found a property which we have successfully agreed to purchase, so we have an onward situation secured. We do hope that the new owners loves the property as much as we have.

## 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

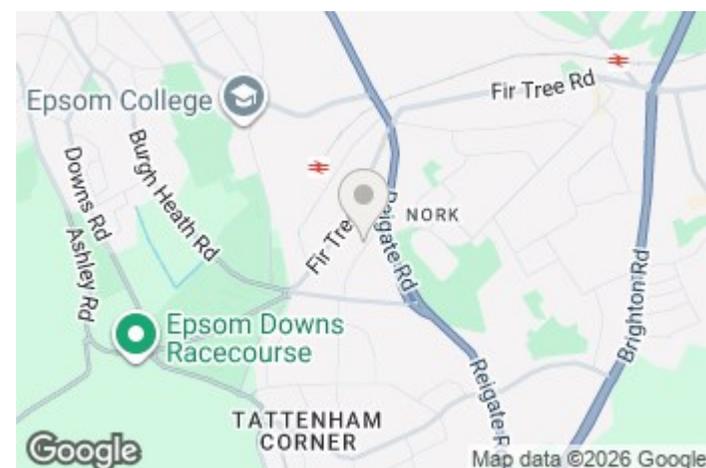
Epsom Downs Train Station – London Victoria 1 hour  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Epsom - Waterloo 36 minutes  
Epsom - Victoria 42 minutes  
Epsom – London Bridge 43 minutes

## LOCAL BUSES

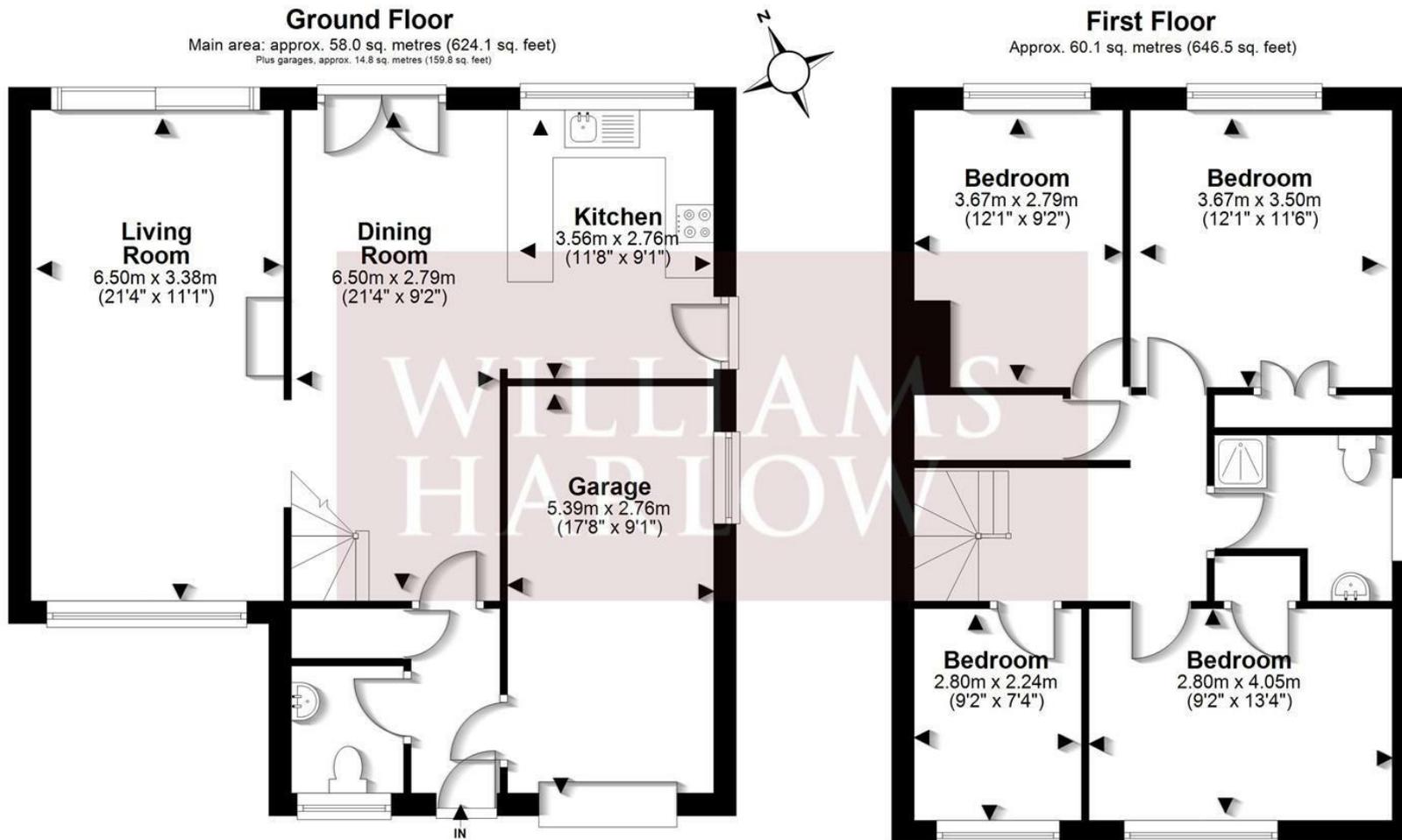
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,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

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Main area: Approx. 118.0 sq. metres (1270.6 sq. feet)

Plus garages, approx. 14.8 sq. metres (159.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			73
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

