



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 door 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

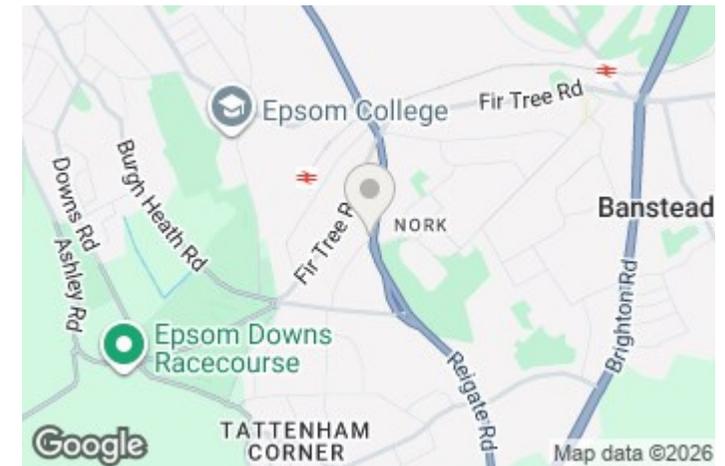
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,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

## WHY WILLIAMS HARLOW

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.

## COUNCIL TAX

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



Banstead Office

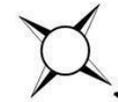
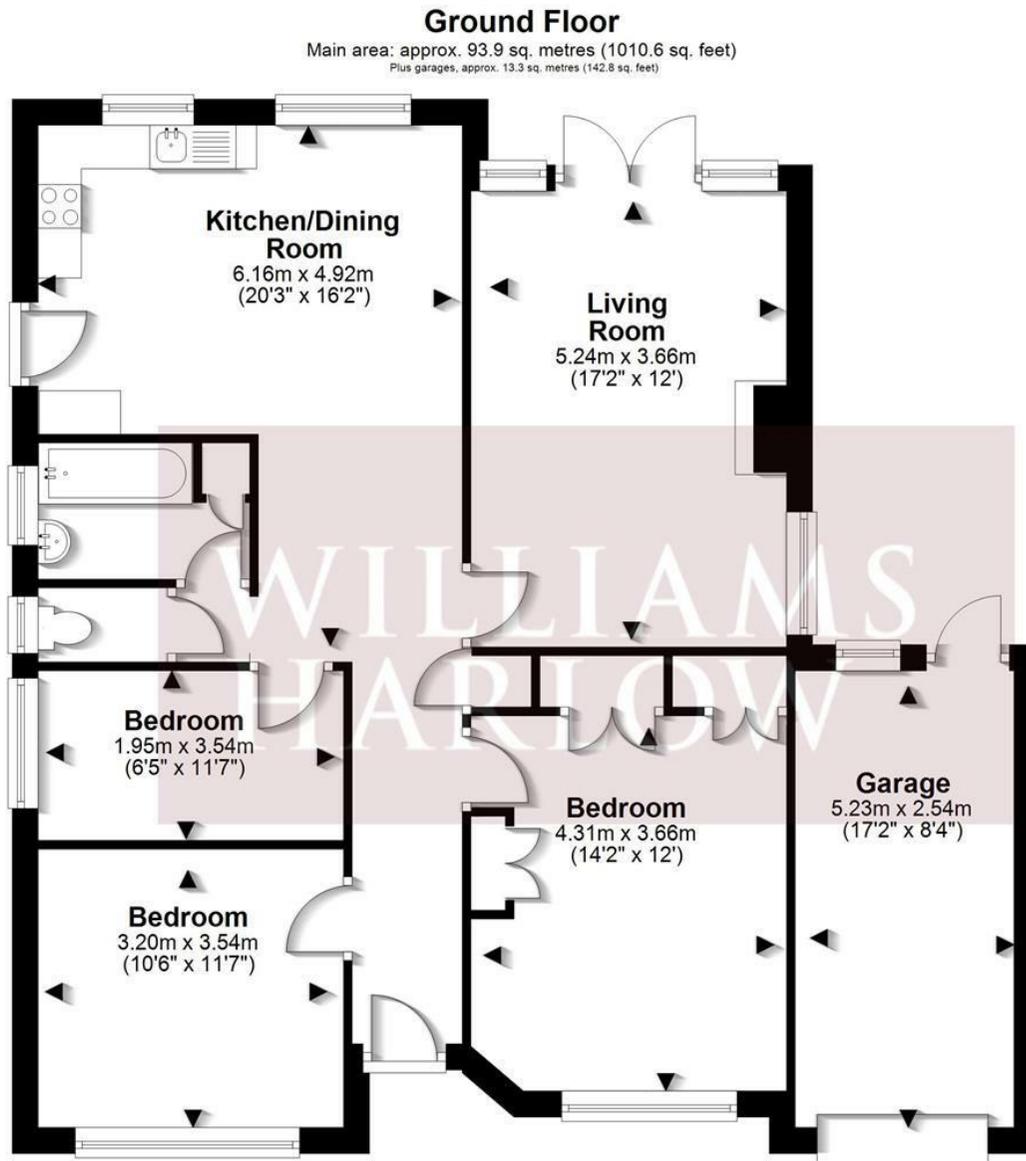
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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

