



Rose Bushes, Epsom Downs, Surrey  
£769,950 - Freehold



**WILLIAMS  
HARLOW**























In the ever popular Rose Bushes, Epsom Downs, this delightful detached family house offers the perfect blend of comfort and convenience. In an elevated position tucked away in a quiet residential cul de sac, you will find two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time and four well-proportioned bedrooms, providing ample space for a growing family or guests.

The property includes a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. For those with vehicles, the generous parking space accommodates up to three cars plus a garage, making it easy for family and friends to visit.

One of the standout features of this home is its proximity to the renowned Epsom Downs, which offers beautiful walking paths and recreational opportunities, perfect for outdoor enthusiasts. Additionally, the area is served by excellent local schools and amenities, making it an ideal location for families.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are looking for a family home or a peaceful retreat, this house in Epsom is sure to impress.

## THE PROPERTY

This property sits high on an impressive plot right back from the roadway and is entered through a central front door leading to an entrance lobby. The property concurrent with its build date is set out over various mezzanine levels comprising dining room, kitchen, inner entrance hall and downstairs cloakroom beyond which there is a double aspect lounge to the rear enjoying an outlook over a secluded garden. To the first floor there are three double bedrooms, a single and a family bathroom. The kitchen is bright, airy, well presented and offers the prospective purchaser the possibility of adaptation to create an open plan kitchen/dining room with ease.

## OUTDOOR SPACE

An impressive frontage with a large front garden which is

principally lawned with a sweeping driveway giving access to the front door and integral garage. The rear garden is a good size with a covered patio, wooden tool shed and also an area of lawn of approximately 50 ft in length.

## 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

Appealing to a multitude of buyers this detached, spacious, open plan family home is set in a coveted location, offering easy access to Epsom Downs and Tattenham Corner train stations, desirable local schools and plenty of open green spaces.

## VENDOR THOUGHTS

This house been a perfect home for our family and has been under our ownership since 1967 and we have fond memories of family gatherings alongside our childhood memories. We sincerely hope that the owners will settle quickly and enjoy many years here. Our whole family was served by schools, transport, shops and restaurant and an all round sense of security.

## LOCAL SCHOOL

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  
Glyn School - Aged 11-18

## 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

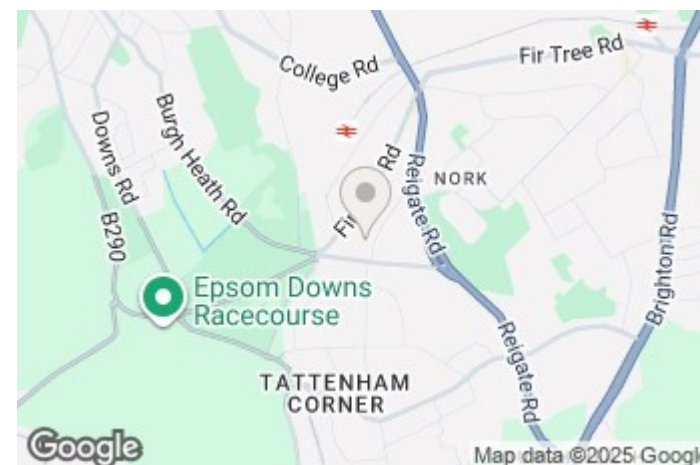
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, 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 G £4,081.32 2025/26





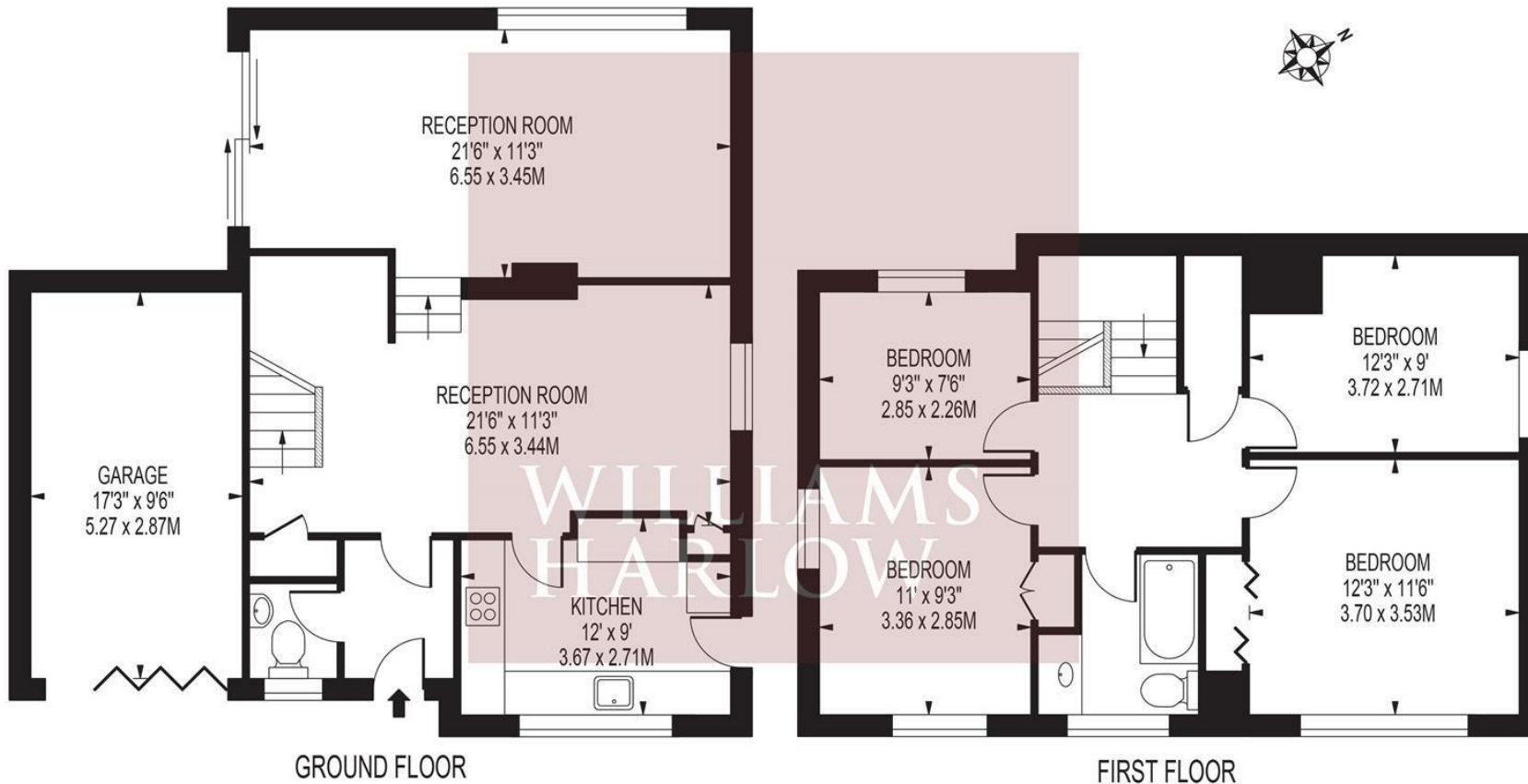
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

## ROSE BUSHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1273 SQ FT - 118.27 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 163 SQ FT - 15.12 SQ M



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 OR 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.

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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