



Rosebery Road, Epsom

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Walking distance to Epsom Downs
- No onward chain
- Four generous double bedrooms
- Stunning 23ft x 21ft living room
- Further sitting room
- Large kitchen/dining room
- Utility room & downstairs W.C
- Ensuite & main bathroom
- 75ft x 42ft South facing garden
- Outhouse, Summer house & converted loft space

NO ONWARD CHAIN Set within a popular residential road on the edge of world-famous Epsom Downs, this spacious detached family home is presented in excellent order throughout, having been refurbished and updated to a high standard by the current owner.

Offering approximately 1,844 sq ft of accommodation, the property combines generous living space with exceptional storage, including a 24ft partially converted loft room, providing excellent flexibility for family life, hobbies or home working.

The location is equally appealing, with a nearby bridle path leading to ancient woodland, The Gallops and the wide-open spaces of Epsom Downs, stretching towards Headley, Walton on the Hill and Tadworth. The surrounding countryside also includes the Woodland Trust's World War I Centenary Wood, with hundreds of acres of rolling hills and open grassland to explore.



From the moment you arrive on the driveway, the fantastic position of this home is immediately apparent. Stepping inside, you are greeted by an impressive 23ft x 21ft living room, featuring clean, contemporary lines and creating a genuine wow factor. This superb space is ideal for both relaxing and entertaining.

The ground floor also offers a separate sitting room, which could easily serve as a playroom or family room, alongside a generous kitchen/dining room, utility room and convenient downstairs cloakroom.

Upstairs, the well-proportioned accommodation continues with a spacious landing, principal bedroom with built-in wardrobes and ensuite shower room, plus three further generous double bedrooms, one benefiting from its own balcony. A large family bathroom completes this floor, creating a highly practical layout for modern family living.

The direct south-facing rear garden enjoys an excellent degree

of privacy, with a large paved patio, useful outhouse and summer house. The lawned area and remainder of the garden are fully enclosed by fencing, with side access to the front. There is also significant scope to extend the property further, subject to the usual planning consents.

Langley Vale village sits on the fringes of Epsom Downs, home to The Derby, and offers a local shop, petrol station, primary school and village hall. Epsom town centre is nearby, with the Ashley Centre, Epsom Playhouse, cafés, restaurants and traditional pubs, while the Rainbow Leisure Centre and David Lloyd offer extensive fitness and sporting facilities.

Epsom is a popular commuter town with a strong selection of state and independent schools. The M25 (Junction 9) is also within easy reach, providing convenient access to Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - G







Roseberry Road, Langley Vale, Epsom
Total Area: 171.3 m² ... 1844 ft² (excluding balcony, loft space, garden, outhouse, summer house)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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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