



Rosebery Road, Epsom KT18 6AE

welcome to

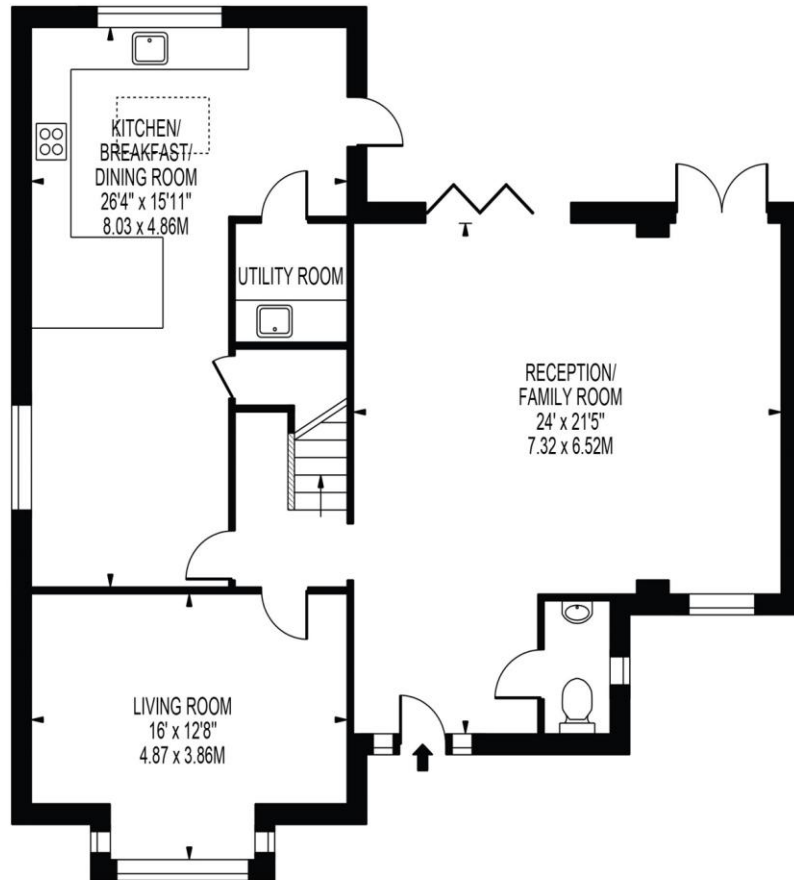
Rosebery Road, Epsom

Set on a prime residential road moments from the iconic Epsom Downs, this beautifully refurbished detached home offers over 1,800 sq ft of versatile living space, a sun-soaked south-facing garden, and direct access to woodland walks and open countryside.

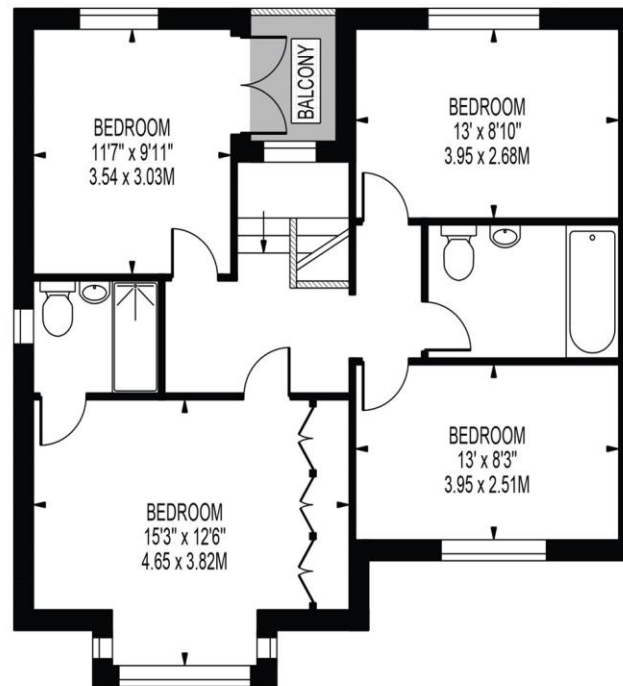


ROSEBERY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1786 SQ FT - 165.94 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Situated on a highly sought-after residential road bordering the world-renowned Epsom Downs, this substantial detached family home offers over 1,800 sq ft of meticulously refurbished accommodation. Presented in exemplary condition throughout, the property has been thoughtfully updated to a high specification by the current owners.

Upon arrival, the property's elevated position and generous driveway create a striking first impression. Internally, the accommodation opens into a remarkable 23ft x 21ft principal reception room, distinguished by its clean architectural lines and expansive proportions—an ideal space for entertaining and everyday family living. Further ground floor accommodation includes a separate sitting room, which may serve as a playroom or informal lounge, a well-appointed kitchen/dining room, utility room, and a guest cloakroom.

The first floor continues to impress with a spacious landing leading to four double bedrooms. The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. One of the additional bedrooms features a private balcony, while the remaining rooms are served by a large family bathroom.

Externally, the property enjoys a direct south-facing rear garden offering a high degree of privacy. A large paved patio, summer house, and outhouse complement the lawned area, with gated side access. The property also benefits from a 24ft part-converted loft room, providing extensive storage & potential conversion (STPP)

welcome to

Rosebery Road, Epsom

- Detached Family Home
- Four Double Bedrooms
- Large Kitchen Diner with Utility Room
- South Facing Landscaped Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£875,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110066



Property Ref:

EPS110066 - 0004

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