



Rosebery Road, Epsom KT18 6AA

**V&H**  
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## Rosebery Road Epsom KT18 6AA

*V&H Homes are delighted to present this three/four bedroom DETACHED BUNGALOW with an EXCEPTIONAL BASEMENT/STUDIO ROOM. This beautifully presented property has a south facing garden and raised terraces with far reaching views. Situated within a moment's WALK OF EPSOM DOWNS the property is presented in immaculate condition with ample driveway parking.*

Detached Bungalow

25 Foot Reception Room

Kitchen / Breakfast Room

Basement/ Studio Room

Three/Four Bedrooms

Family/En Suite Bathroom

Separate WC

Sun Terraces

South Facing Garden

EPC Rating: D





A generous hallway leads to three well proportioned bedrooms and the luxurious ensuite/family bathroom with bath and separate shower plus a further guest cloakroom/wc.

The lounge/dining room has full width sliding patio doors leading to a raised terrace with far reaching views and steps down the garden.

The kitchen/breakfast room is comprehensively fitted with integral appliances plus a laundry room with space and plumbing for washing machine and tumble dryer.

From the kitchen is access to a study /4th bedroom and a staircase leading to the basement room/studio.

The studio is fitted as a sound recording studio and there is scope to develop as an annex or home working office.

The rear garden is south facing with an area of lawn, a secluded terraced seating area, steps to the raised terrace/balcony, planted shrubs and bushes and a patio area with doors to the studio.

There is plenty of driveway parking to the front of the bungalow.

Epsom Downs is just a short stroll away, offering miles of scenic trails for nature lovers, and breath-taking views over London.



Approximate Gross Internal Area  
155.31 sq m / 1671.74 sq ft

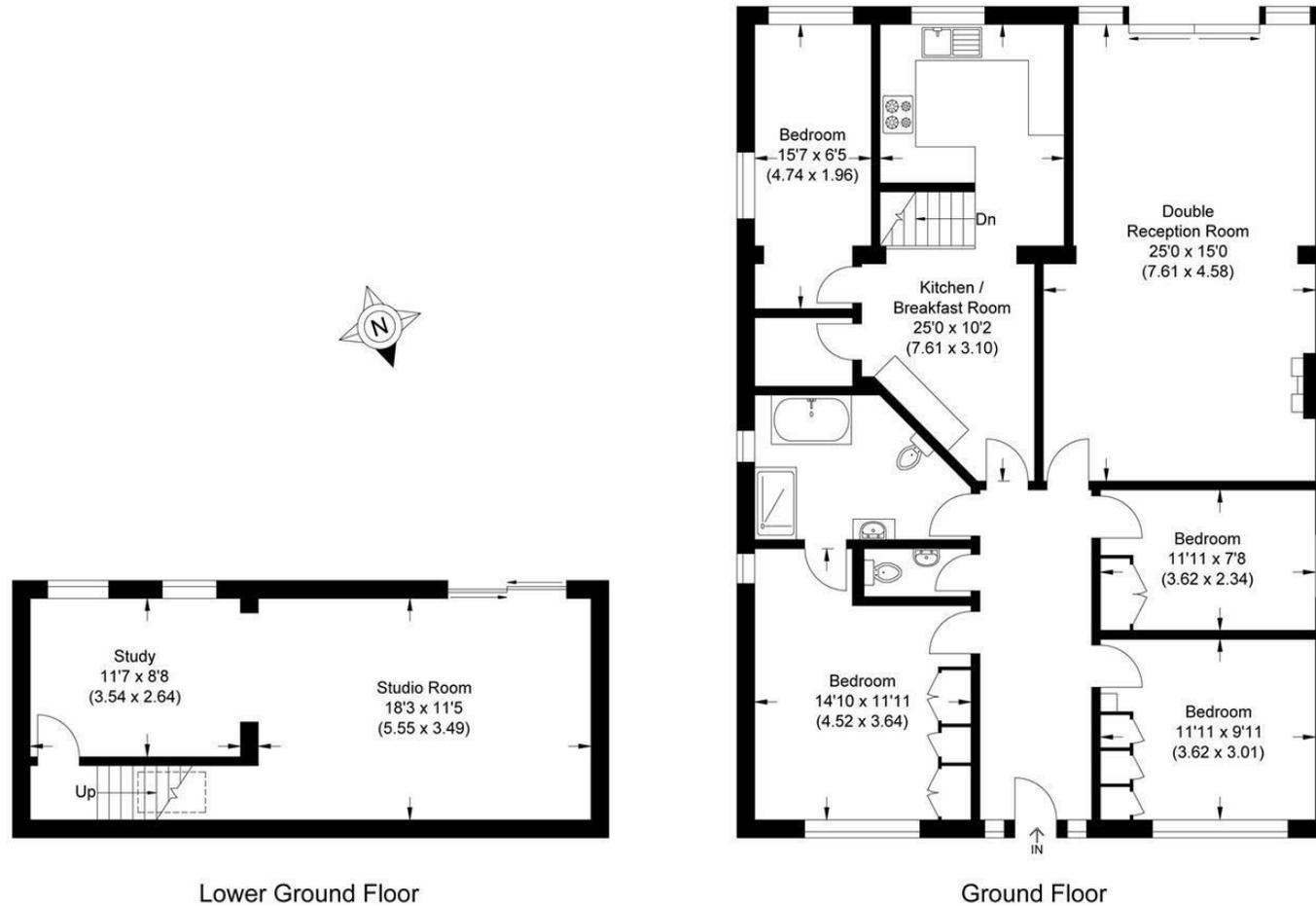


Illustration for identification purposes only, measurements are approximate, not to scale.

**V&H Homes**

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