



Rosebery Road, Epsom KT18 6AB

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## Rosebery Road Epsom KT18 6AB

*A spacious four bedroom detached family home offering more than 1400 sq. ft of living space, situated in a highly sought after enviable location, moments from the world famous Epsom Downs Racecourse.*

Detached Family Home

Four Bedrooms

Cul-de-Sac Location

Downstairs Shower Room

Integral Garage

Driveway Parking

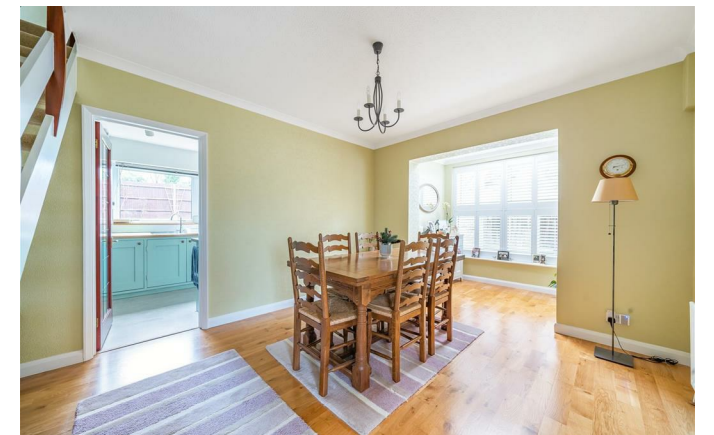
Well Presented Throughout

Backing "The Gallops"

Moments from Epsom Downs

EPC Rating D

Located in the heart of Langley Vale, Rosebery Road is a popular residential road close to Epsom Downs Racecourse and excellent local schools.







This excellent family home offers bright and airy versatile living accommodation.

Downstairs a generous sized porch leads into spacious dining area with an attractive bright alcove and a study.

The ground floor also offers a dual aspect lounge with a feature fireplace and patio doors into the garden, a well equipped kitchen with a range of kitchen units, a family shower room and an additional WC.

To the first floor there are four bedrooms and a family bathroom with a separate WC.

Externally, the property boasts mature well stocked gardens to both the front and rear of the property, with views across "The Gallops". To the front is driveway parking and access to the garage.





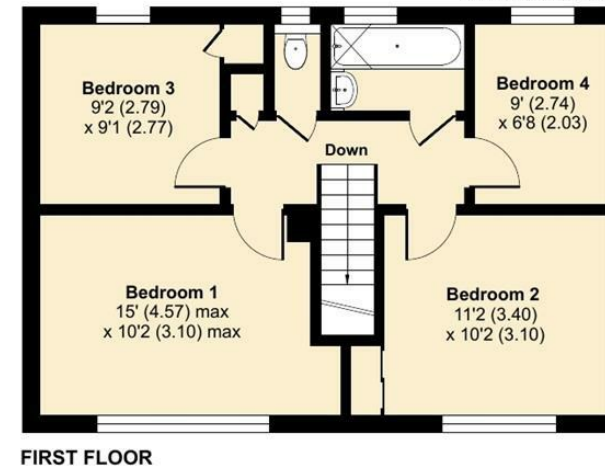
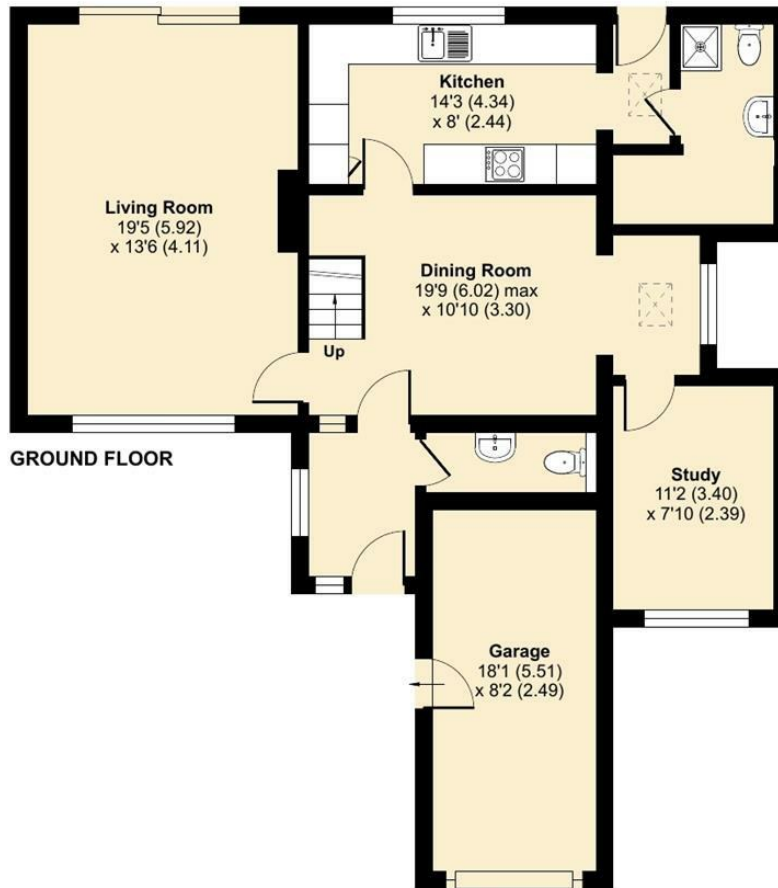
## Rosebery Road, Epsom, KT18

Approximate Area = 1406 sq ft / 130.6 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for V&H Homes. REF: 1096710

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