



Rosedale Road

Epsom

In Excess of £775,000

Rosedale Road

Epsom

- Four bedroom semi-detached family home
- Sought-after location
- Exceptional standard throughout
- Extended
- Flexible accommodation
- Downstairs W.C
- Close proximity to good local schools and mainline station
- Ensuite main bedroom

Welcome to this exceptional four bedroom semi-detached home, situated in a sought-after location. This stunning family home has been extended and finished to an exceptional standard throughout, offering flexible and spacious accommodation.

Upon entering the property, you will be greeted by a welcoming entrance hallway leading to a bright and airy living area. The ground floor also features a conveniently located downstairs W.C. The open-plan kitchen and dining area is the heart of the home, perfect for entertaining family and friends. The kitchen is modern and well-equipped, boasting ample storage space and high-quality appliances.

This desirable property boasts four well-proportioned bedrooms, ideal for a growing family. The main bedroom benefits from an ensuite bathroom, providing a retreat from the hustle and bustle of every-day life. All bedrooms have been thoughtfully designed with attention to detail and offer plenty of natural light.

Externally, this property boasts a generously sized landscaped garden, ideal for children to play in or to host summer gatherings. The rear garden also features a patio area, perfect for outdoor dining and entertaining. To the front of the property, there is a private driveway offering off-street parking for





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Council Tax band: E

Tenure: Freehold



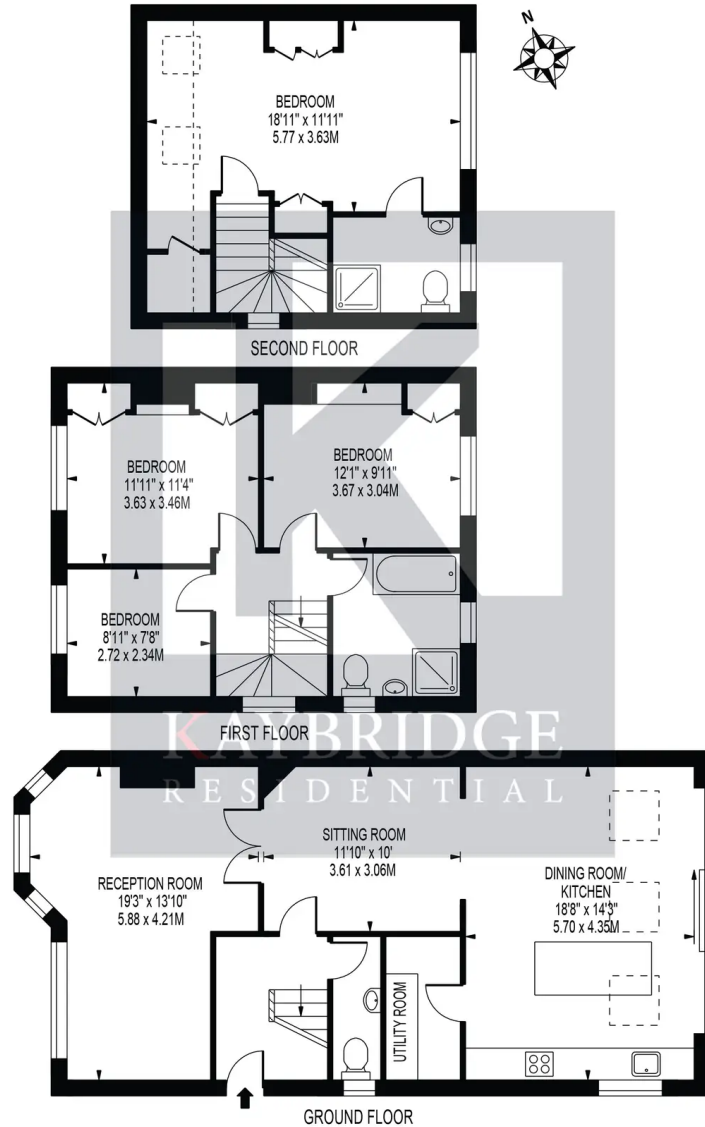


ROSEDALE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1576 SQ FT - 146.42 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 59 SQ FT - 5.50 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.



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