



KAYBRIDGE
RESIDENTIAL



Rosedale Road, Epsom, Surrey, KT17 2JH
Offers in excess of £700,000

Rosedale Road, Epsom, Surrey, KT17 2JH

- Four Double Bedrooms
- Modern fitted Kitchen with under floor heating
- In Close Proximity to Outstanding Schools and Stoneleigh Station
 - Downstairs Shower W/C
 - Sought After Road
- Great Transport Links to London
 - Stunning Garden
- Off Street Parking for 3/4 cars
- Double garage with electric door
- Newly fitting window through throughout

Kaybridge Residential are proud to present to the market this truly stunning four double bedroom family home to the market, located within walking distance of Stoneleigh Station and Broadway.

This well presented and spacious four bedroom semi detached family home is situated in one of Stoneleigh's most sought after roads.

The property has undergone refurbishment and extension work in recent years. . The downstairs accommodation comprises a sizeable entrance hallway leading to the front reception, to the rear of the property is a spacious bright lounge/diner with double doors opening into a patio overlooking the secluded private rear garden, Furthermore, the superb kitchen/breakfast room is fitted with a range of mounted cabinetry, and an abundance of integrated appliances including a double oven, a washing machine , a fridge freezer , dishwasher, and is the real heart of this home, offering great space for the whole family to enjoy.





In addition, you'll also find a modern shower room with W.C, an study/4th bedroom and a access to the front garage.

Upstairs are three generously proportioned bedrooms, one of which benefits from a fitted wardrobes and a family bathroom which is as stylish as it is spacious.

The property benefits from a generous amount of off-street parking, and access to a double garage.

Area

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Local Schools

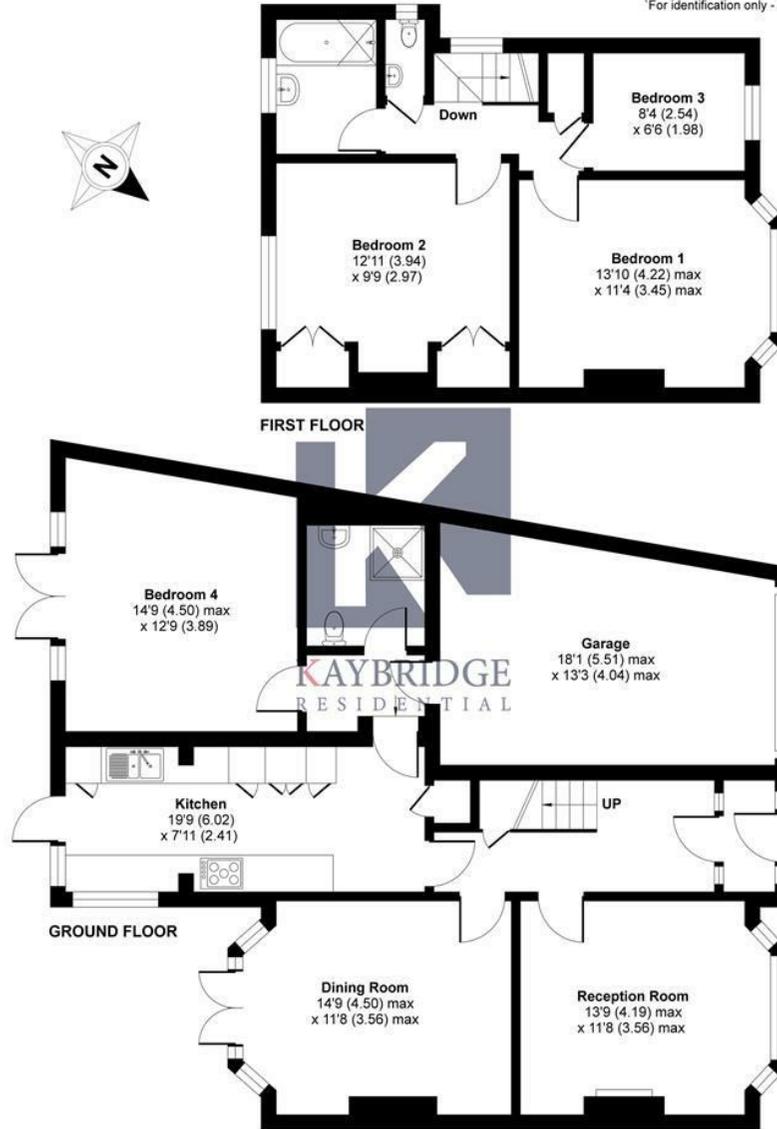
ideally located for popular local schools, several well regarded schools are also close by including Nonsuch and Meadow Primary schools, and Cheam High School. The wide open spaces of historic Nonsuch Park are also just a short walk away.



Rosedale Road, Epsom, KT17

Approximate Area = 1594 sq ft / 148 sq m (includes garage)

*For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Kaybridge Residential Ltd. REF: 621301

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE
 T: 0208 004 0474
 E: info@kbridge.co.uk
 www.kbridge.co.uk

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