



Rosebery Road  
Epsom - Offers In Excess Of £650,000

Johnson's  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### **Rosebery Road Epsom**

Offers In Excess Of £650,000

- Recently Fully Renovated Throughout
- 3 Double Bedrooms & 3 Reception Rooms
- Modern Fitted Kitchen with a full range of integrated appliances
- Master and second Bedrooms with Jack & Jill En-suite
- Large Balcony Terrace off Master bedroom
- Good size 3rd Bedroom / Home office on Ground floor
- Utility Room on 1st floor
- Beautifully Landscaped Gardens with views to over Epsom Downs
- Double Depth Garage with Driveway parking

**\*\*OPEN DAY SATURDAY 31ST OCTOBER 2020 - VIEWINGS BY APPOINTMENT ONLY \*\*** - Johnson's are pleased to offer to market this Stunning 3 Bedroom Detached Chalet Bungalow, Fully Renovated to a High Specification with Beautiful Landscape Gardens backing Epsom Downs racecourse.





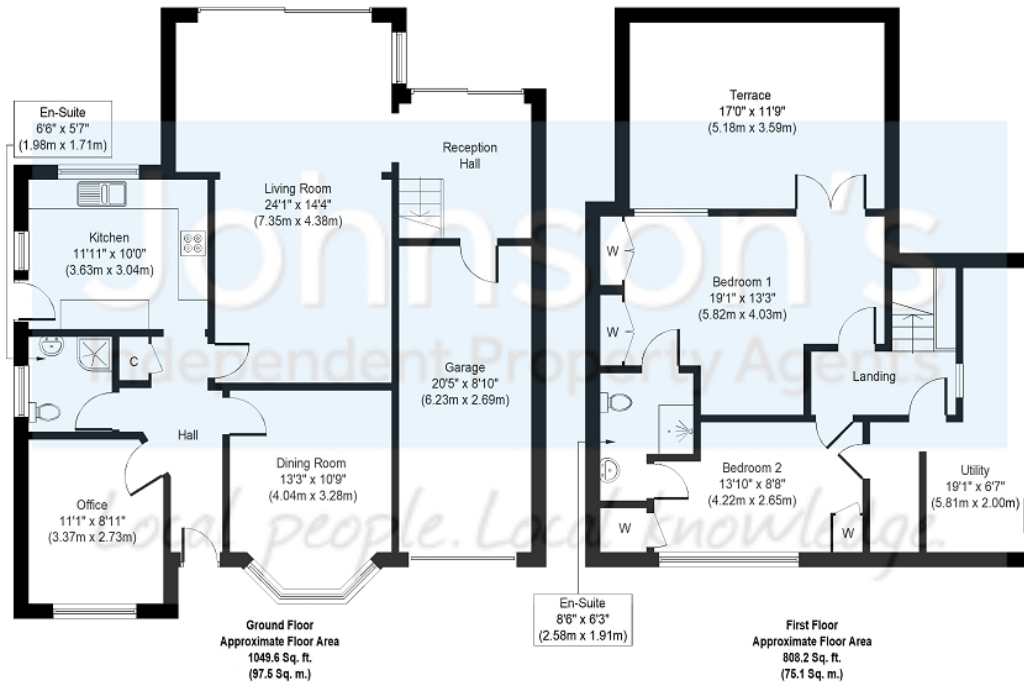
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		78	(69-80) <b>C</b>
(55-68) <b>D</b>	61		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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the local area



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