



29 Rosedale Road, Epsom, Surrey KT17 2JQ

Offers in excess of: £600,000

Freehold

EPC Rating D - Council Tax Band E

Other important information which you will need to know about this property can be found at goodfellows.co.uk





29 Rosedale Road, Epsom, Surrey, KT17 2JQ

Offers in excess of: £600,000

Freehold

Ideally situated just a short walk from Stoneleigh Broadway and station and also well regarded schools and parks, this three bedroom semi detached house offers scope to improve and to make your own.

The spacious interior also comprises a 13ft lounge, a dining room opening up to a conservatory, a separate kitchen, a downstairs toilet and upstairs bathroom,

The many other benefits include large garden, a garage and off street parking. No chain!

Call now to view.



Front

Drop curb and driveway mainly laid to lawn with mature flowerbed borders.

Enclosed Porch

UPVC double glazed windows to front aspect, double glazed sliding door to front aspect, wall mounted light and power point.

Entrance Hall

Approached via wood panel door to front aspect, double glazed window to front aspect, radiator, picture rail.

Living Room - 3.98 x 3.90

Double glazed windows to front aspect, radiator, gas feature fireplace with stone surround, large under stair storage cupboard.

Dining Room - 3.61 x 3.30

Radiator, electric feature fireplace with surround, coving.

Conservatory - 2.97 x 2.75

UPVC double glazed windows overlooking garden, double glazed French doors to rear aspect, radiator, lighting.

Kitchen - 2.67 x 2.28

Range of eye and base units with roll top work surface, stainless steel sink with mixer tap and drainer, built in oven and hob with overhead extractor fan, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled walls, double glazed windows to side and rear aspect, wall mounted Worcester Bosch boiler.

Downstairs WC - 1.00 x 0.82

Low level WC, wash basin with mixer tap, enclosed meter cupboard, tiled walls and extractor fan.





Landing

Approached via staircase from ground floor, loft hatch with pull down loft ladder, picture rail, doors to all first floor rooms.

Bedroom One - 3.97 x 3.90

Double glazed aural bay window to front aspect, radiator, picture rail.

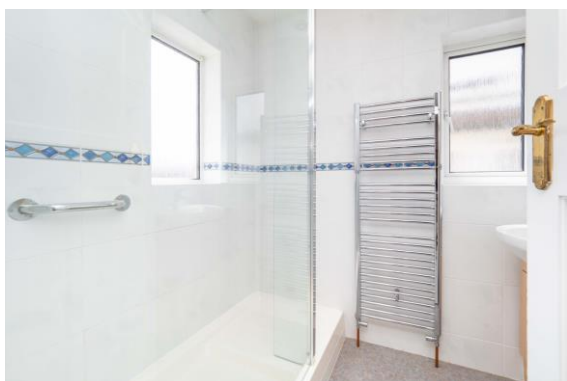
Bedroom Two - 3.32 x 2.78

Double glazed window to front aspect, radiator, picture rail.

Bedroom Three - 2.77 x 2.32

Double glazed window to rear aspect, radiator, picture rail.





Shower Room - 2.04 x 1.68

Large walk in shower with glass screen, thermostatic dial and overhead shower attachment, wash basin with mixer tap and under storage, stainless steel towel radiator, airing cupboard, tiled walls, frosted double glazed window to front and side aspect.





Garage - 6.16 x 2.44

Up and over garage door, power and light, door accessed via garden.

Garden

Beautifully landscaped rear garden mainly laid to lawn with mature flower bed and shrub borders, green house, mature tree, gravel end, patio, outside water tap, outside lighting, secure gated access to shared drive and front.

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- **LAND AND NEW HOMES**
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Your View...

Rosedale Road

Approximate Gross Internal Area = 99.2 sq m / 1067 sq ft

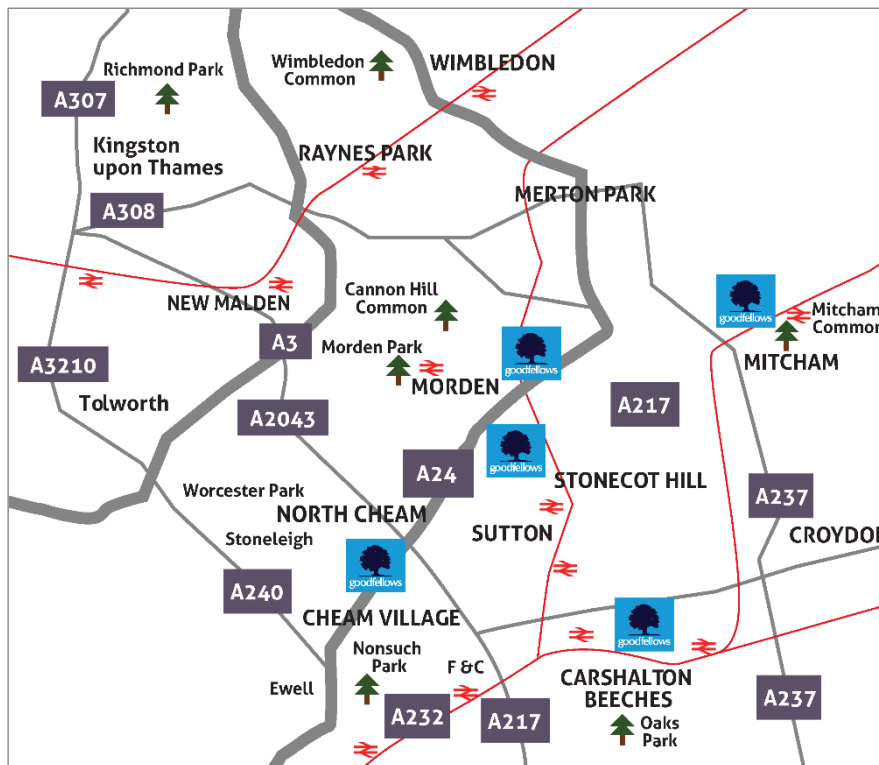
Garage / Outbuilding = 16.5 sq m / 177 sq ft

Total = 115.7 sq m / 1244 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076166)

Goodfellows Branch Network



Local Authority

Epsom & Ewell Borough Council

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

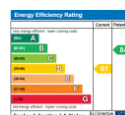
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For full EPC please contact the branch