



11 The Roseberys Chartwell Place Epsom KT18 5JB

MICHAEL EVERETT & Co

... A Moving Experience

Located in this private road within a short walk from Epsom town centre and station, being conveniently positioned for good schools, is this modern spacious four-bedroom, three-bathroom, three reception well maintained property.

The property has the benefit of no onward chain.

Pathway to front door to Entrance Hall: understairs cupboard. Cloakroom: low level w.c., pedestal wash hand basin, walls part tiled. Kitchen/Diner: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with mixer tap, five ring gas hob with extractor above, double oven, integral fridge/freezer, integral dishwasher, tiled splashbacks, ample space for breakfast table. Sitting room covered cornice to ceiling, ceiling downlighters, feature fireplace with marble over mantle hearth and surround, polished wood flooring. Dining room: ceiling downlighters. Double doors to Conservatory: further bi fold doors onto well maintained rear garden. Utility room: single stainless steel sink unit, plumbed in washing machine, tiled flooring. Door to garage.

From the Hallway a staircase leads to First Floor Landing. Master bedroom with two windows, two built in double wardrobes door to En-Suite Shower Room: shower, pedestal wash hand basin, low level w.c. Bedroom Two: window. Family bathroom, panel enclosed bath, pedestal wash-handbasin, low-level, w.c., walls and floor fully tiled.

From the First Floor Landing staircase leads to Second Floor. Bedroom 3 window overlooking rear garden. Bedroom 4 window overlooking front garden. Bathroom: panel enclosed bath, wash hand basin, low level w.c.

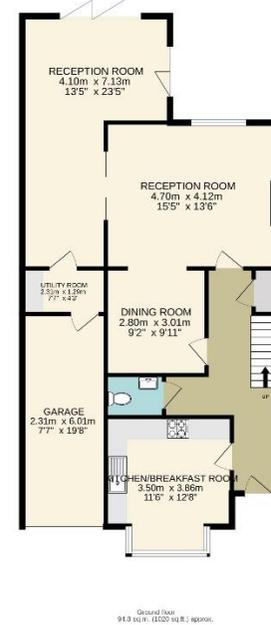
Outside: To the rear of the property is a Patio, the garden is well screened and is maintained to a good standard having a sunny southerly aspect. To the front: off street parking, the garden is laid to lawn with herbaceous shrubs.

Integral Garage: remote controlled up and over door.

EPC= 79C

Council Tax Band: F

Asking Price £970,000 Freehold



TOTAL FLOOR AREA: 186.5 sq.m. (2115 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.