



Grove Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,050,000 Freehold

- Attractive detached family home
- Central College Area location
- 25ft kitchen/dining/family room
- 17ft bay fronted living room
- Impressive entrance hallway
- Utility cupboard & d/s cloakroom
- Principal bedroom with ensuite
- Three further spacious bedrooms
- Secluded rear garden & outbuilding/workshop
- Driveway with off street parking



Set within the very heart of the highly desirable College Area, this handsome detached home is deceptively spacious inside and excellently positioned, being just a short walk from the town centre and railway station which is little over half a mile away.

Updated, cleverly extended and improved by the current owner, the property retains much of its original charm and is presented to a fantastic standard throughout, benefitting from bright and light accommodation laid out over two floors. This is a rare opportunity to secure and enjoy a wonderful property in one of the areas most favoured locations as the layout and feel of this home is truly unrivalled in this price point.

Grove Road has great access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also close to transport links with Epsom providing a commuter service to London Bridge,

Waterloo, and Victoria. Therefore, whether you are upsizing to the perfect detached home, moving for school catchment or even making a downsize move, we highly recommend viewing this fine characterful home.

Detached homes within this location are rarely available and always in high demand.

From the moment that you step through the oak front door, the charm of this property is immediately apparent with a fantastic entrance hall that creates a brilliant first impression, lots of natural light throughout and a tasteful finish that complements the well appointed space on offer.

The living room benefits from a low set bay window and cast iron woodburning stove, whilst the real hub of this home is the 25ft kitchen/dining/family room, which our clients created by reconfiguring the original space to work for their day to day needs. From a practical sense, the ground floor is completed by a utility cupboard and a smart downstairs cloakroom.

On the first floor the flexible accommodation continues with a large principal bedroom that enjoys fitted wardrobes, lots of natural light and a modern ensuite shower room with underfloor heating. There are three further spacious bedrooms that can all accommodate double beds and a modern family bathroom suite too.

There is a driveway with off street parking which is a welcome addition, however the rear garden is a real stand out feature as it is beautifully secluded, which is a rarity being this close to Town. There are two paved terraces that have been positioned to enjoy sun throughout the day and a large brick built outbuilding that provides tons of flexibility and could easily be converted into a playroom, den, gym or even a year round work from home office.

Call vendors sole agent to arrange your private showing.

Tenure - Freehold
Council tax band - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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