



Grosvenor Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- No ongoing chain
- Semi detached bungalow
- Stones throw from The Gallops & Epsom Downs
- Two double bedrooms
- 15ft living room
- Kitchen and dining room
- Family bathroom
- South facing garden
- Detached garage
- Off street parking

A fantastic opportunity to acquire this charming semi detached bungalow that is located within the popular village of Langley Vale and benefits further from no ongoing chain. Well positioned for The Vale Primary School, the house is sure to appeal to a wide range of buyers, especially given the excellent potential it offers.

Whilst the property requires some updating, it is clear that it has been well maintained and we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

This fine home is just moments from bridle paths, as well as enjoying nearby access to The Gallops where



the racehorses train and the wider Epsom Downs with its hundreds of acres of open space.

The generous accommodation comprises two true double bedrooms that provide flexibility of use, an 15ft front reception room that leads on to a bright dining room overlooking the garden. The property is completed by a kitchen and family bathroom with separate W.C.

The rear garden is South facing and is accessed via steps down from the patio that is a fantastic spot for entertaining. Further benefits include off street parking and a useful garage to the side.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a petrol station, primary

school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities.

There is also a wide variety of cafés, restaurants, and pubs available locally. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D

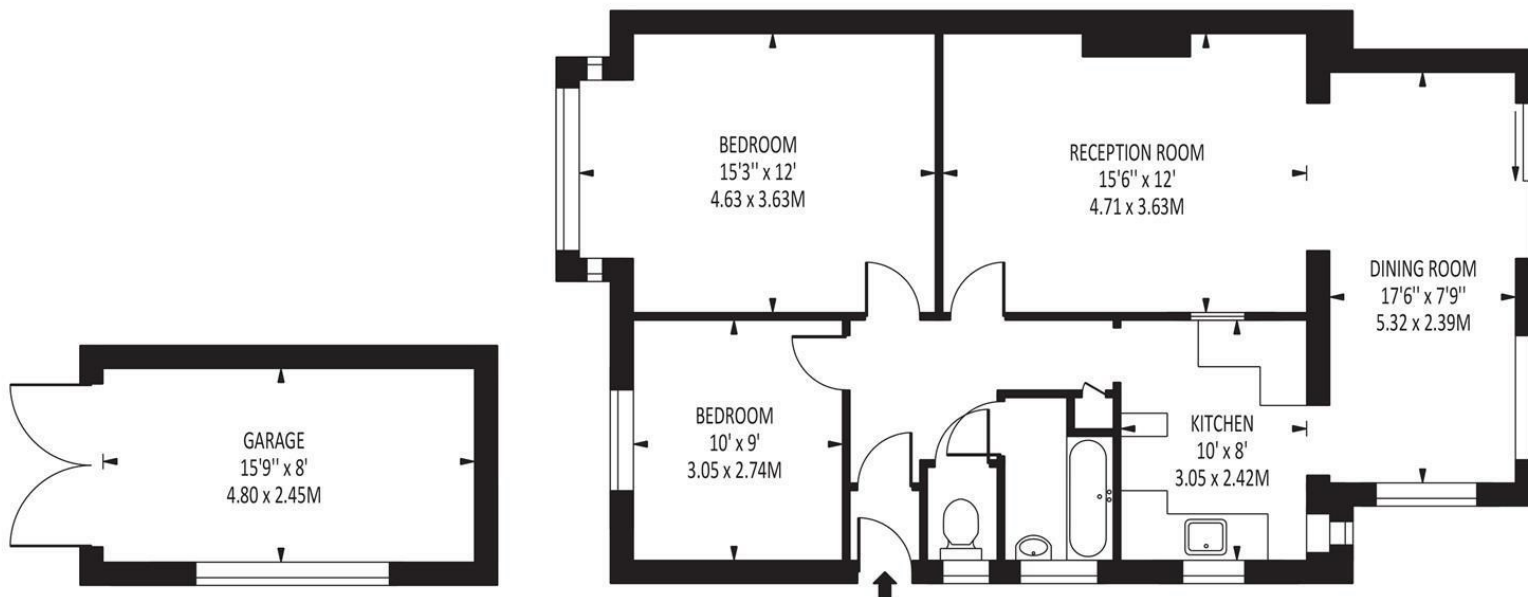




The **PERSONAL** Agent

Grosvenor Road

Total Area: 936 SQ FT • 87.00 SQ M
(Including Garage)
Garage Area : 127 SQ FT • 11.76 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	74
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG

01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS

01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey KT19 8EW

01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

