



patrick
gardner
RESIDENTIAL

4 Grosvenor Mews Grosvenor Road, Langley Vale, Epsom, Surrey,
KT18 6JL

Guide Price £700,000



- SPACIOUS MODERN FAMILY HOME
- FITTED KITCHEN
- FOUR BEDROOMS
- GARDEN, GARAGE & DRIVEWAY
- OVER 2000 SQ FT OF ACCOMODATION

- THREE RECEPTION ROOMS
- UTILITY & CLOAKROOM
- FAMILY BATHROOM & TWO EN-SUITE
- A WALK FROM OPEN COUNTRYSIDE
- CENTRAL TO A CHOICE OF STATIONS

Description

Situated on the edge of Epsom Downs is this spacious four bedroom, four floor end of terrace family home offering over 2000sqft of accommodation.

The property is accessed via shared steps from the driveway, which has a large bin/bike store off and also provides handy integral entry via the garage. The entry floor boasts three reception rooms currently used as a dining room, living room and music room, the latter two with doors directly onto a sunny patio. The modern fitted kitchen has a range of integrated appliances with doors to both the hallway and dining room. A guest WC and handy storage cupboard complete this floor.

A good size utility room can be found on the lower ground floor alongside the integral garage which leads back to the driveway. There is a large additional storage cupboard with a void behind which other neighbours have created a further room in, should buyers wish to maximise this space in the future (appropriate consents should be sought).

Across the first and second floors are four good sized bedrooms, two with luxury en suite facilities and built-in storage, the others served by a large fitted family bath/shower room.

The sunny aspect rear garden has been tastefully landscaped and enjoys good size patio area, a neat lawn, carefully selected raised border planting and has steps to the gated rear access.

Situation

The beautiful village of Langley Vale, neighbours Epsom Downs and is within a short drive of the exclusive RAC golf and country club, nearby Tyrrells Wood golf club, the sought after Village of Ashted and City of London Freeman's School. Acres of open green belt and National Trust land are also within easy reach on Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts.

Ashted Village is within easy reach and has a wide range of specialist local shops, choice of restaurants and cafes. Ashted Station provides fast and frequent services to London Bridge, Waterloo and Victoria.

Both Epsom and Leatherhead town centres are a short distance providing more comprehensive shops, multi-plex cinema, theatre, gyms and sports clubs.

There is also a further excellent choice of schooling both in the state and private sector nearby often making it a challenge for parents to chose the best option for their child.

Tenure

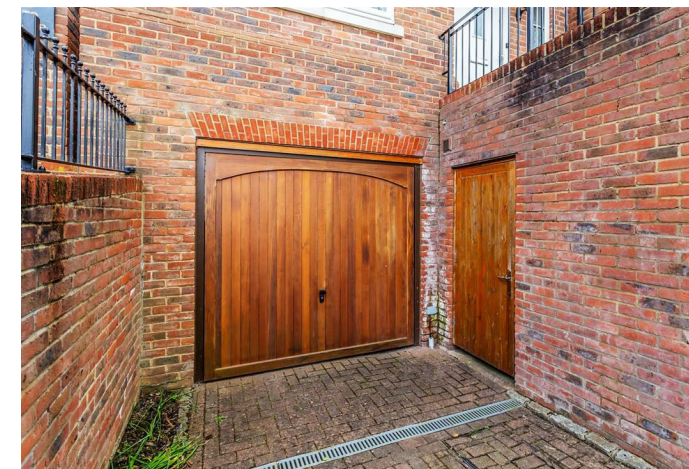
Freehold

EPC

C

Council Tax Band

F



Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft (Including Garage)
 Bin Store = 5.0 sq m / 54 sq ft
 Total = 197.1 sq m / 2122 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1087664)
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