



**4 Grosvenor Mews, Grosvenor Road, Epsom, KT18 6JL**  
**Guide price £750,000**

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A modern family home with over 2000 sq ft of spacious accommodation laid out over four floors, located in the beautiful village of Langley Vale, neighbouring Epsom Downs.

The ground floor footprint details a good size entrance hallway with downstairs WC and handy storage cupboard, a sleek modern fitted kitchen with integrated appliances, formal dining room, a large living room with French doors to the garden and a wonderfully bright garden room. Stairs from the hallway lead down to the lower ground floor where there is a good size utility room, access to the integral garage and additional storage cupboard. There is also the possibility of expanding this existing level into a current void section to the rear of the property, subject to the usual permissions and professional third party structural advice.

The first and second floors reveal four really great size bedrooms, two of which have luxury en suite facilities and the remaining two bedrooms are serviced by a large modern fitted family bath/shower room.

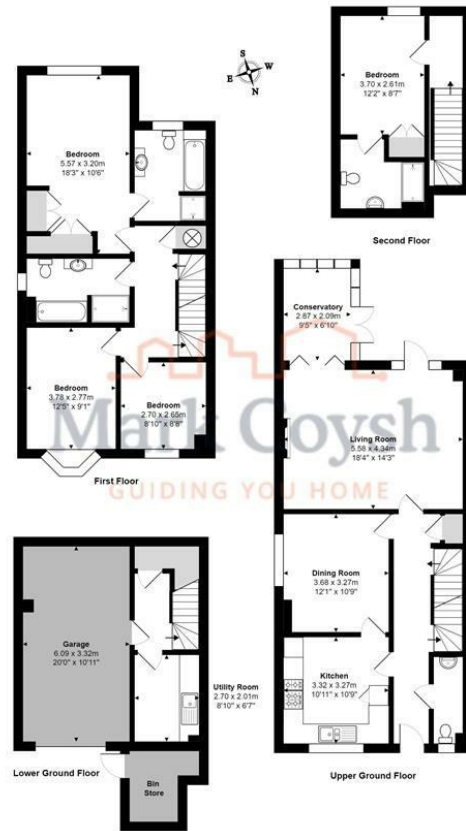
The sunny aspect rear garden is pleasantly landscaped with a paved patio area, lawn area, a well stocked raised border and gated rear access to the front of the residence where you will find the driveway and access to the garage and deep bike/bin store.

Langley Vale is nicely positioned within close proximity to Epsom Town, Ashted Village, Tattenham Corner and Walton on the Hill. Tattenham Corner and Epsom Downs Stations are within comfortable reach, while Epsom and Ashted





Mainline Stations are a short drive/cycle away. The local schools are very sought after and there is a good selection of both state and public schools. There is also a handy, well connected bus service. The M25, A217, A24 and A3 are all in easy reach, giving road access to the city and deeper into the countryside.



Grosvenor Mews, Grosvenor Road, Epsom  
 Total Area: 193.2 m<sup>2</sup> ... 2080 ft<sup>2</sup>  
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, overlooking, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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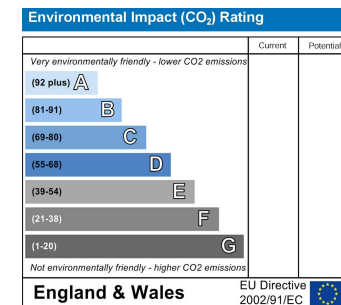
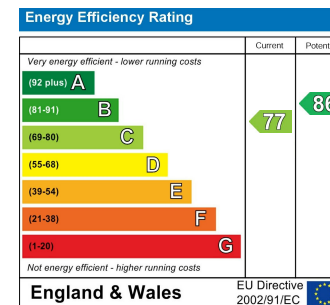
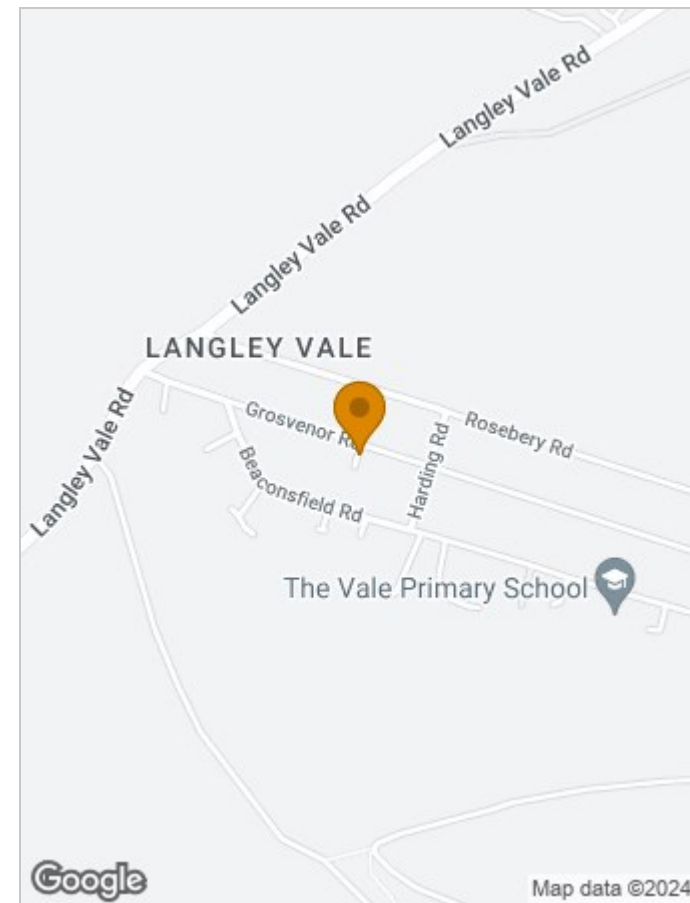
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## Viewing

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