



137 Grosvenor Road, Epsom, KT18 6JF
Guide price £755,000

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A large thoughtfully extended semi-detached family home, offering a wealth of flexible accommodation set out over three floors, located in the most popular village of Langley Vale, Epsom Downs.

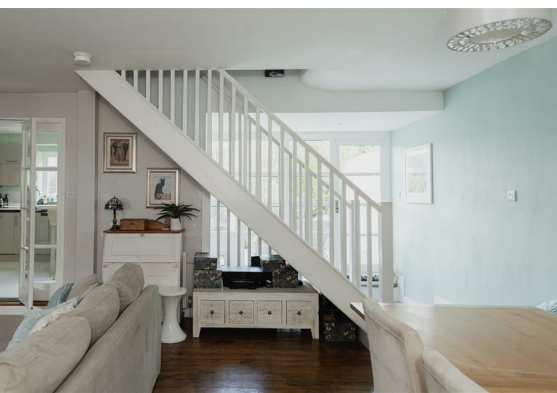
The ground floor layout reveals an entrance hallway, expansive lounge/dining room with characterful exposed wooden flooring, separate toilet, a contemporary fitted kitchen/breakfast room with superb bi-folding doors onto a roof terrace, a must have utility room and an integral garage, great for additional storage. Passing a bespoke picture window, stairs lead down to the lower ground floor where there is a versatile second reception space with doors onto the garden terrace, a fourth bedroom/home office and a further toilet.

The first floor holds three double bedrooms, with the principle suite boasting a walk in wardrobe and luxury en suite shower room. The other two bedrooms are serviced by a lavish family bathroom and bedroom three enjoys amazing far reaching views. There is also access to a sizeable loft space.

The rear garden is pleasantly landscaped, fully enclosed, mainly laid to lawn with a charming summer house to the foot, a large decked area and wood chipped section.

Langley Vale has it's own school whilst further educational options are available in nearby Epsom, Ashted, Tadworth and Banstead to name a few. The world famous Epsom Downs are on your doorstep and there are great shopping options in the aforementioned towns and villages. In terms of walks and other outdoor pursuits, well, you are





completely spoilt for choice. There is a great road network including access to junctions 8 and 9 of the M25, the A217, A3 and A24. Gatwick and Heathrow Airports are within easy reach and a multitude of stations including Epsom, Ashted, Tadworth, Tattenham Corner and Epsom Downs.

The perfect package one might say!



Grosvenor Road, Epsom
Total Area: 167.2 m² ... 1800 ft² (excluding summer house)
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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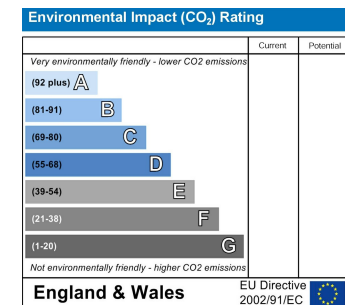
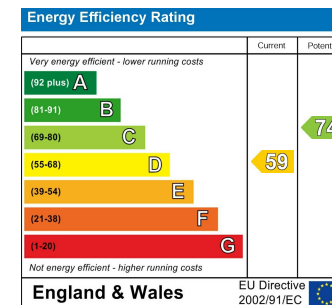
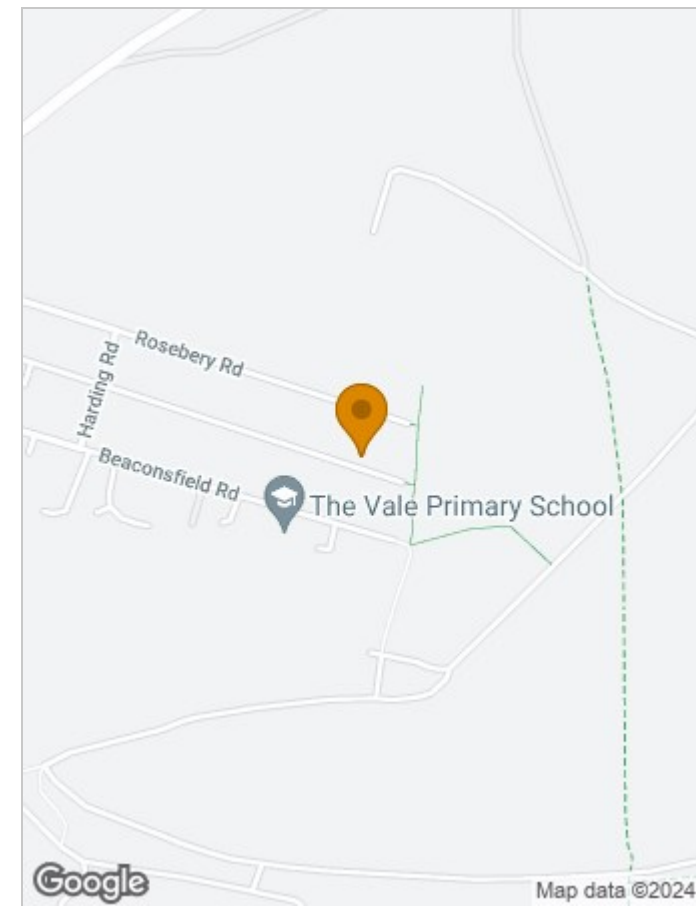
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