



Grosvenor Road, Epsom, KT18 6JG

welcome to

Grosvenor Road, Epsom

Barnard Marcus are delighted to offer this fantastic home set in a prime location moments from the iconic Epsom Downs, this stylish three-bedroom detached bungalow offers modern elegance, generous living space, off street parking and a landscaped garden perfect for relaxing or entertaining.

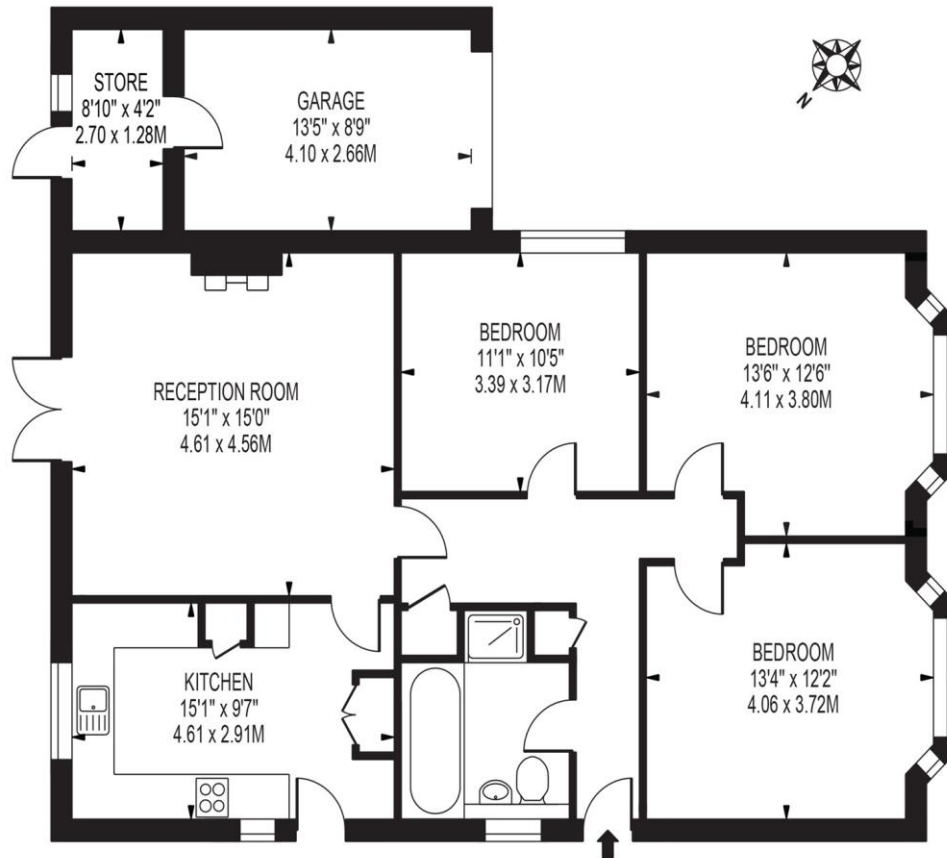


GROSVENOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 992 SQ FT - 92.16 SQ M

(EXCLUDING STORE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE & GARAGE: 166 SQ FT - 15.39 SQ M



GROUND FLOOR

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 OR 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.

Set within this highly desirable location, this exceptional three bedroom detached bungalow blends contemporary style with a sense of calm and privacy. A bright, spacious living room with wood burning stove forms the heart of the home, while the sleek, well appointed kitchen offers both elegance and practicality. Three generous double bedrooms provide peaceful retreats, complemented by a beautifully finished bathroom. The landscaped rear garden, arranged over tiered patios, creates inviting spaces for al fresco dining, relaxation, and entertaining, with mature planting providing year round appeal. A private garage and off street parking for two vehicles add to the convenience. Just moments from the iconic Epsom Downs, with its sweeping views and open green spaces, the property is also within easy reach of Epsom and Ashted town centres, offering excellent amenities, dining, and transport links. This is a rare opportunity to enjoy refined modern living in a setting of natural beauty.

welcome to

Grosvenor Road, Epsom

- Detached Bungalow
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious & Light Filled Reception Room
- Off Street Parking for Two Cars & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110057



Property Ref:

EPS110057 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk