



GROVE LODGE, GROVE AVENUE, EPSOM, KT17 4DT.

**MICHAEL EVERETT & Co**

*... A Moving Experience*





A carefully extended three-Bedroom, three Reception room and one and a half Bathroom located in a private road in the heart of the College area, just a short walk from Epsom Town Centre and Station. This characterful house has been well presented throughout, with key features including a spacious and contemporary kitchen and family room, opening out onto a large dining room perfect for use as an entertaining space.

The double driveway with off street parking for two cars leads to the entrance porch. The oak-floored hallway leads to a cloakroom with wall mounted basin and low level WC. The hallway also includes under-stair storage. The sitting room is double aspect, with features including cove cornice to ceiling and a period stone fireplace with stone hearth.

The hallways leads to a spacious Dining Room with double doors onto the patio and rear garden. It also features double doors opening onto a large Kitchen and Breakfast Room which features a large skylight, comprehensive range of eye level units with cupboards and drawers below, six ring gas range with extractor, double stainless steel sink unit with mixer tap, dishwasher, ample space for large fridge freezer, and integrated fridge. The kitchen has granite worktops and splash backs throughout, with a central Island with matching granite top. The kitchen has space for a family area, which similarly has double doors opening into the patio and rear garden. The kitchen also leads to a Utility Room with plumbing for washing machine, space for tumble drier, wall mounted cupboards, stainless steel sink, ceramic tiled floor, and personal door to large garage with power and light, wall mounted boiler with Mega flow below, and up and over door.

From the Hallway, a staircase leads to First Floor Landing with access to Loft space via integrated ladder. The first floor has three well-sized bedrooms and a bathroom. All bedrooms include built-in cupboard space with ample space for additional standalone or fixed units. The re-fitted Bathroom includes a panel enclosed ceramic bath with shower attachment and mixer taps and wash basins set into a vanity unit, walls part fully tiled, ladder back heated towel rail and WC.

Outside, the property has both front and rear garden space. The front garden includes retaining wall with hedge for privacy, and side gate to rear garden access. To the rear of the property is a patio area with steps up to large lawned area, herbaceous trees and shrubs, flowering borders, and further feature flowering border to the rear with garden shed. The garden is well established and maintained. Garage: power and light, wall mounted boiler with Mega flow below, up and over door. To the front the paved off-street parking for two vehicles.

EPC: D Council Tax Band: F



TOTAL FLOOR AREA : 162.8 sq.m. (1753 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropack 12025

**£995,000 Freehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.