



40 Grosvenor Road, Epsom
Epsom

Guide Price **£775,000**



40 Grosvenor Road

Epsom, Epsom

A spacious 4-bed detached house in Epsom Downs with over 2200 sq ft of living space, interconnecting reception rooms, 2 conservatories, 4 bedrooms with ensuite and family bathroom. The well-tended garden features a greenhouse and workshop, garage and driveway. Great location with schools, community hall, RAC and golf club nearby. Ideal family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Bedroom Family House
- Substantial and Spacious
- Over 2200 SF Area On A Large Plot
- Double Woodburning Fireplace
- 70 FT South Facing Garden, Greenhouse & Workshop
- Principal Bedroom With Ensuite
- Two Sunny & Bright Conservatories
- Langley Vale Village
- Garage
- Flow-through Reception Rooms



Grosvenor Road, Epsom, KT18

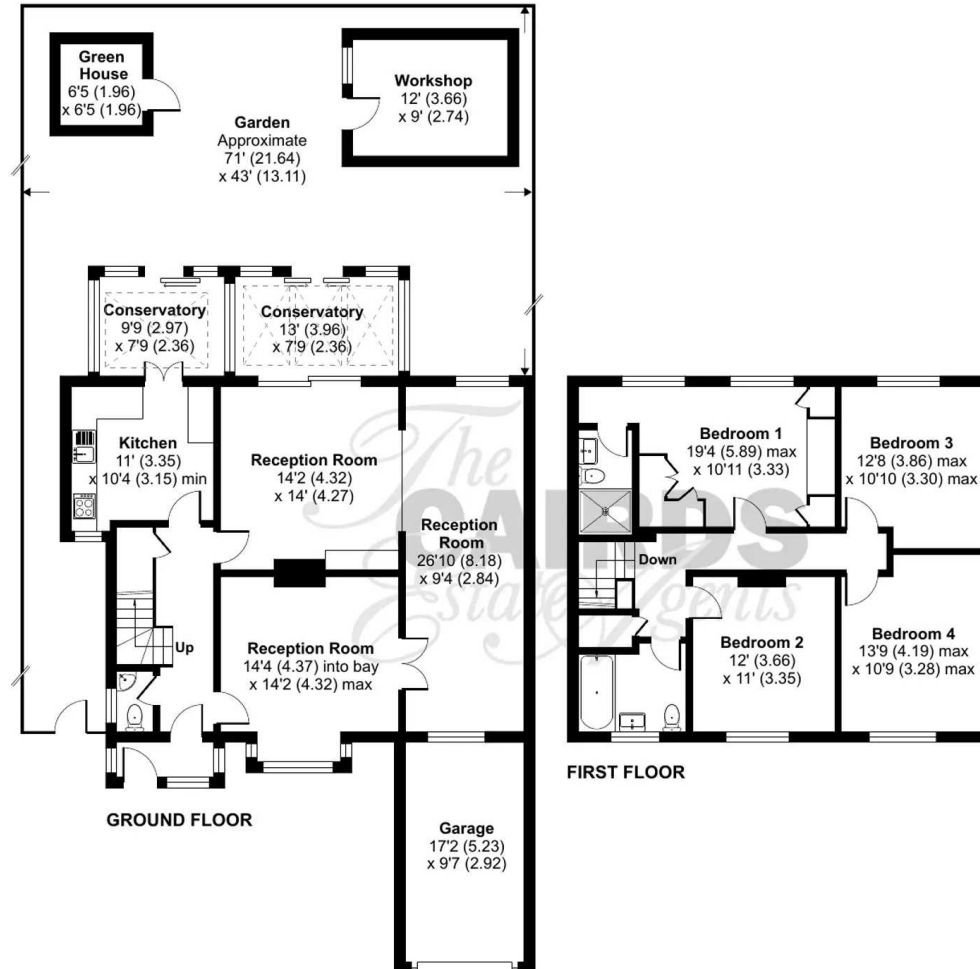
Approximate Area = 1957 sq ft / 18.1 sq m

Garage = 156 sq ft / 14.4 sq m

Outbuildings = 148 sq ft / 13.7 sq m

Total = 2261 sq ft / 210 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecon 2024. Produced for Cairds. REF: 1081328





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk