



Grove Road, Epsom

In Excess of £800,000



Grove Road

Epsom

Stunning late-Victorian semi in Epsom's College Area, period features, spacious rooms, modern kitchen, private garden, must-see! Call Cairds: 01372 743 033.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Double Bedroom Semi Detached House
- One Family Bathroom and Downstairs WC
- Double Reception Room
- Extended Open Plan Kitchen Diner
- Private Landscaped Garden
- Off Street Parking
- Walking Distance to Epsom Town Centre
- Short Walk to Epsom Train Station
- Close Proximity to a Number of Outstanding Schools
- Modernized Throughout



Cairds are delighted to present this stunning example of a late-Victorian semi detached house set in the heart of the ever-popular College Area of Epsom.

Approached via private driveway this property enjoys high ceilings, sash windows and ornate cornicing. There is a large bay fronted living room to the front of the property and the original dining room has been knocked through to create a large open space. Off the hallway there is access to the large kitchen/diner and downstairs toilet. To the rear, the property has been extended to create an open, modern kitchen/diner with bi-fold doors opening onto the rear garden.

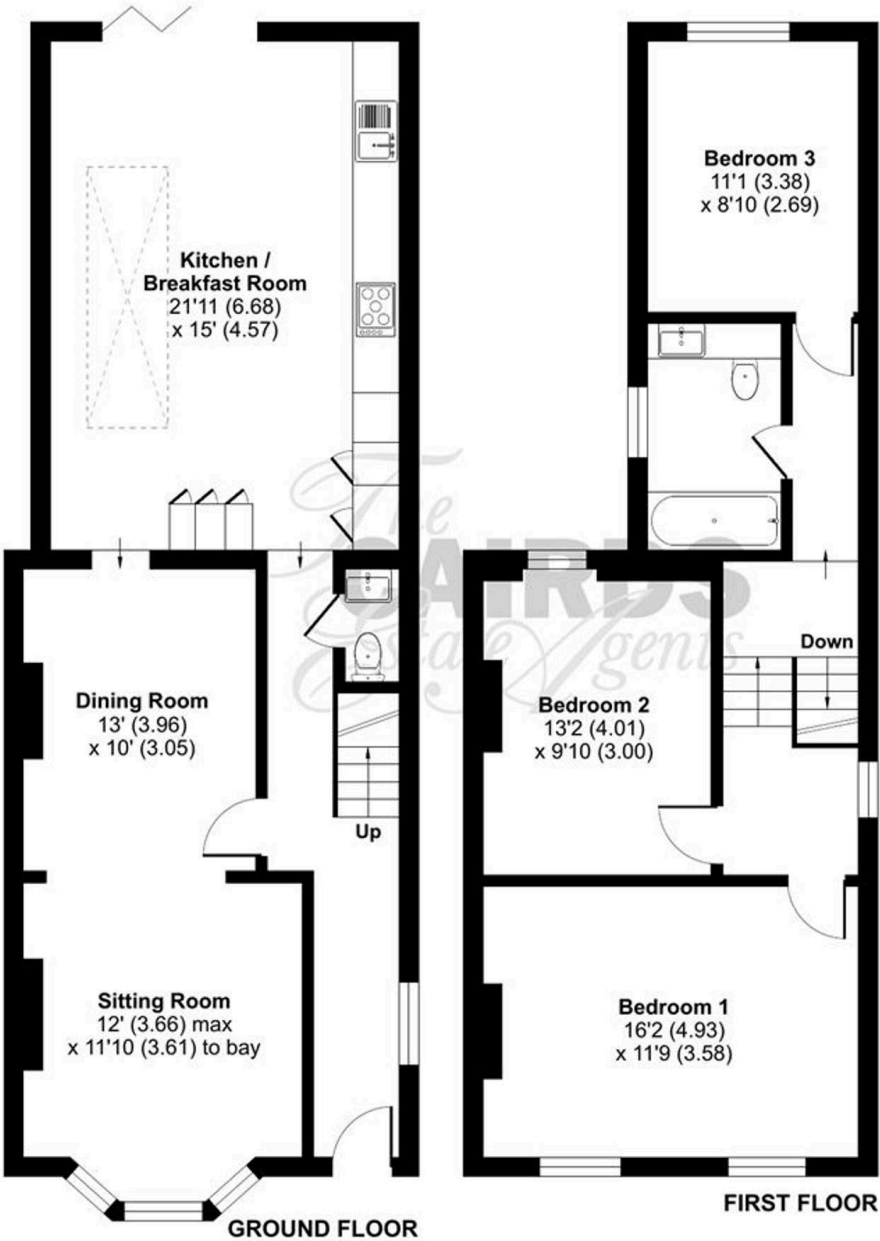
There is a lantern skylight bringing in lots of natural light, hardwood floors and modern integrated kitchen, including induction hob, electric oven and dishwasher. Upstairs there are three excellent size bedrooms which also enjoy high ceilings and sash windows, and the luxury family bathroom. Outside there is a private secluded garden enclosed by the old boundary wall of the nearby church. There is secure side access to the front of the property and driveway. This property must be viewed to be fully appreciated. Call Cairds to arrange a viewing 01372 743 033



Grove Road, Epsom, KT17

Approximate Area = 1378 sq ft / 128 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). © n4cheom 2022. Produced for Cairds. REF: 865117





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