



16 Grosvenor Road, Epsom, KT18 6JQ

Guide Price £729,950



• DETACHED FAMILY HOME

• TWO RECEPTION ROOMS

• CONSERVATORY

• SOUTH WESTERLY REAR GARDEN

• WALKING DISTANCE OF EPSOM DOWNS

• LOCATION CLOSE TO COUNTRYSIDE

• KITCHEN/DINING ROOM

• FOUR BEDROOMS & BATHROOM

• GARAGE & DRIVEWAY

• APROX. 2.3 MILES TO EPSOM DOWN STATION

## Description

This beautifully presented detached four bedroom family home has been much loved by its current owners and offers well balanced accommodation throughout.

From an open storm porch the property opens onto a hallway with guest toilet. The living space provides ample space for both comfortable dining and lounge areas, boasting bi-folding doors to the garden, and leading through to the separate conservatory. The kitchen/dining room has ample built-in storage units housing a single oven with microwave above, gas hob, dishwasher and washing machine, with space for a fridge freezer. From here doors, also lead back into the conservatory.

All four bedrooms are accessed from the first-floor landing with the principal bedroom benefitting from built-in storage and views of the garden. This floor is served by a family bathroom with over-bath shower.

Outside, the rear garden is approx 141ft long, lightly landscaped, with a patio for al-fresco dining, a neat lawn, two sheds, raised vegetable/flower beds, mature hedging and trees for interest along with a south westerly aspect. Side access leads back to the driveway, garage and attractive front garden.



## Situation

Located within a short drive to the exclusive RAC golf and country club nearby along with Tyrrells Wood golf club, Ashted village and City of London Freeman's School.

Acres of open green belt and National Trust land are also within easy reach on the nearby Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts.

Ashted Village is within easy reach and has a wide range of specialist local shops, choice of restaurants and cafes. Ashted Station provides fast and frequent services to Waterloo (41mins) and Victoria.

There is also a further excellent choice of schooling both in the state and private sector nearby including The Vale Primary School, 'Outstanding' St Giles Primary School, City of London Freeman's School and St. Andrews on the Ashted border.

Both Epsom and Leatherhead town centres are a short distance providing more comprehensive shops, multi-plex cinema, theatre, gyms and sports clubs.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

F

Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Shed = 8.5 sq m / 91 sq ft  
 Total = 143.9 sq m / 1548 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1293115)

www.bagshawandhardy.com © 2026

66 Tudor House, Ashted, Surrey, KT21 1AW  
 Tel: 01372 271880 Email: ashted@patrickgardner.com  
 www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

