



**6 Grosvenor Mews Grosvenor Road, Epsom, KT18 6JL**  
**Guide price £700,000**

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Offered with no onward chain

A beautifully presented detached family home, tucked away in a quiet and private position at the rear of this exclusive 2006 development, situated on a private road with minimal passing traffic, in the highly sought-after village of Langley Vale, moments from the world-famous Epsom Downs.

This modern property offers bright, spacious and well-proportioned accommodation throughout. The ground floor comprises a generous living room, a contemporary fitted kitchen/dining room ideal for everyday family life and entertaining, a versatile garden room perfect for use as a home office or additional reception space, and a downstairs cloakroom.

Upstairs, there are three generous double bedrooms, including a superb principal suite with stylish en-suite facilities, along with a modern family bathroom.

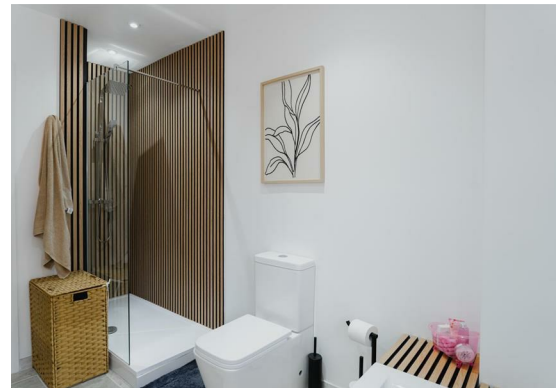
Outside, the beautifully landscaped south-facing rear garden enjoys excellent sunlight throughout the day and provides a private and peaceful setting for outdoor dining and relaxation.

Further benefits include a large loft space offering excellent storage potential, an attached double garage with rear access to the garden, driveway parking for multiple vehicles, and an electric vehicle charging point.

Langley Vale is a popular and friendly community surrounded by open countryside, with immediate access to scenic walks across Epsom Downs – ideal for families, dog owners and outdoor

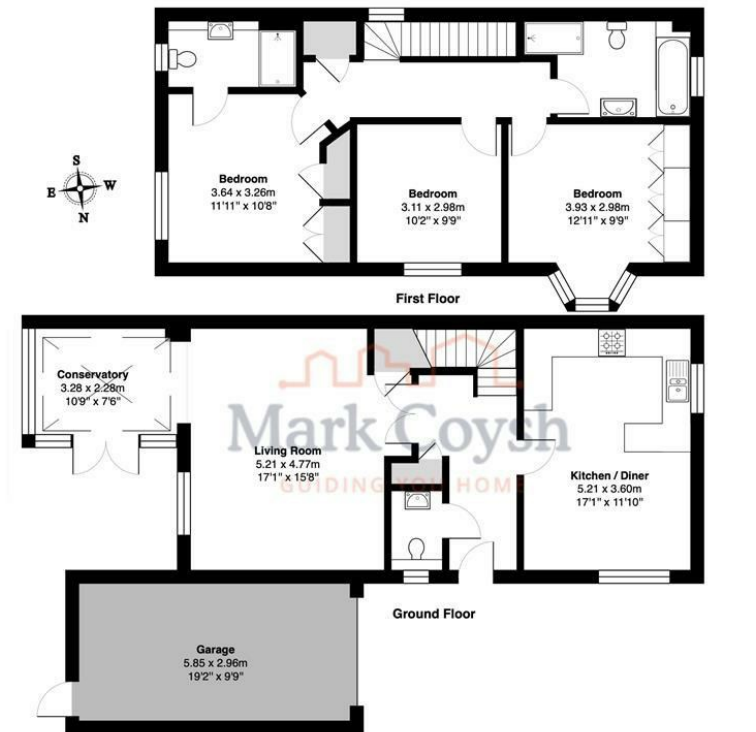






enthusiasts. The property is conveniently located for Epsom town centre, Ashted Village, Banstead and surrounding areas, all offering a wide range of shops, restaurants, leisure facilities and amenities.

Tattenham Corner station provides direct services to London Victoria and London Bridge, making the location well suited to commuters. The area is also well regarded for its selection of excellent local schools, while the M25 and major road networks provide convenient access to London, Gatwick Airport and the south coast.



Grosvenor Mews, Grosvenor Road, Epsom

Total Area: 142.0 m<sup>2</sup> ... 1529 ft<sup>2</sup>

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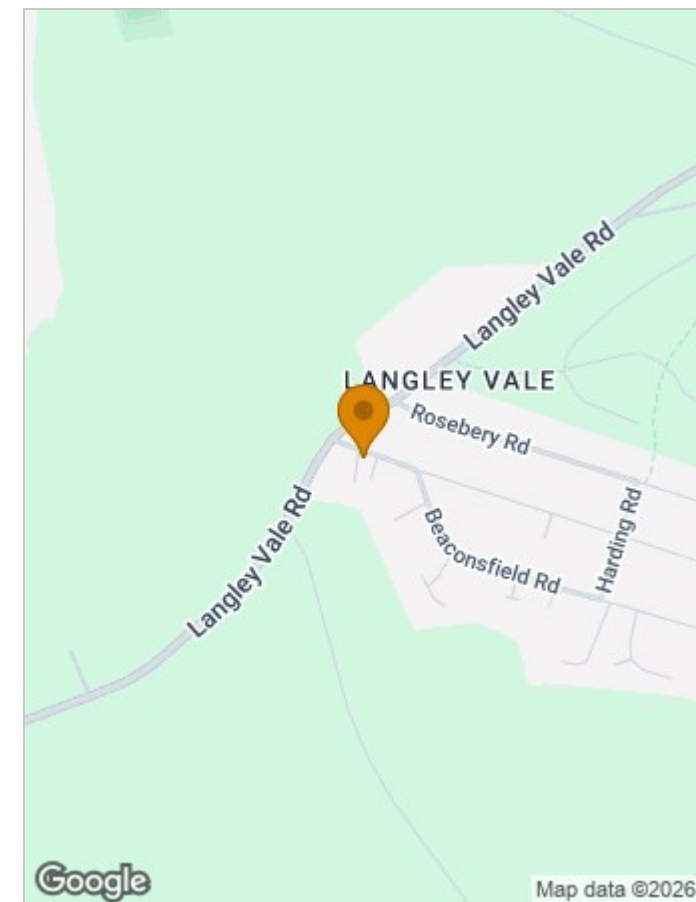
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)