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Grosvenor Mews, Epsom, KT18 6JL



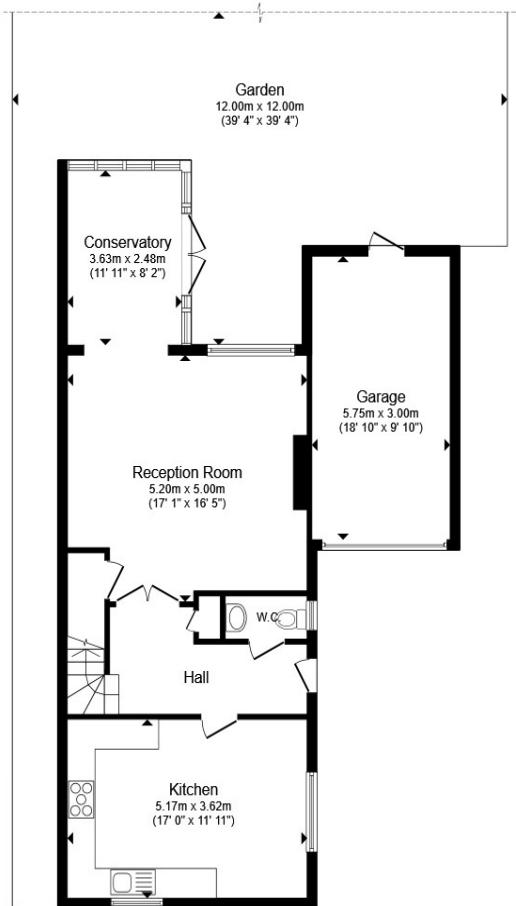
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welcome to

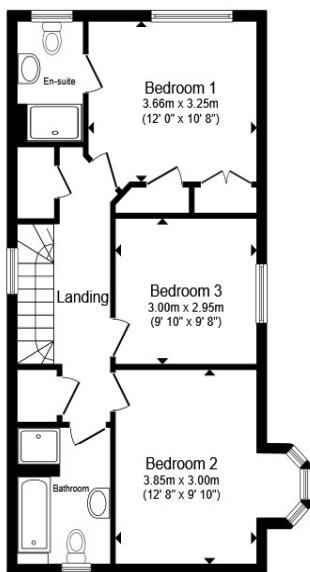
Grosvenor Mews, Epsom

Beautifully positioned in a secluded two-property cul-de-sac on the edge of Epsom Downs, this attractive three-bedroom home delivers generous living space, a modern layout & a landscaped garden. It's a fantastic opportunity for families looking for comfort, privacy and great local connections.





Ground Floor



First Floor

Total floor area 142.4 m² (1,533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Positioned within a quiet private cul de sac of just two homes, this beautifully presented three bedroom detached property offers modern family living moments from the iconic Epsom Downs Racecourse, home of The Derby. The location combines semi rural tranquillity with excellent access to transport links and local amenities.

Ground Floor

A welcoming entrance hall leads to a handy W.C and basin. The impressive dual aspect kitchen/breakfast room has been upgraded to a high standard, offering an ideal space for family dining. The spacious living room flows seamlessly into a large dual aspect conservatory, providing excellent natural light and direct access to the landscaped rear garden.

First Floor

The first floor comprises three well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom with a three piece suite.

Outside

The rear garden has been thoughtfully landscaped with low maintenance astroturf and a decked seating area, perfect for outdoor entertaining. To the front, the property offers a garage and generous off street parking.

Location:



Grosvenor Road sits within the sought after semi rural village of Langley Vale, right on the edge of the famous Epsom Downs. Mainline stations at Tattenham Corner, Epsom and Ashtead are all within easy reach, providing direct services into London.

welcome to

Grosvenor Mews, Epsom

- Detached Modern Family Home
- Exclusive Cul-de-Sac of Only Two Properties
- Stunning Upgraded Dual Aspect Kitchen/Breakfast Room
- Spacious Living Room Opening To a Large Conservatory
- Landscaped Rear Garden with Astroturf & Decked Seating Area
- Garage Plus Ample Off Street Parking
- Fully Double Glazed with Gas Central Heating
- Close to Epsom Downs Racecourse and Mainline Stations

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£700,000



view this property online barnardmarcus.co.uk/Property/EPS110281



Property Ref:
EPS110281 - 0003

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Please note the marker reflects the postcode not the actual property



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



barnardmarcus.co.uk