



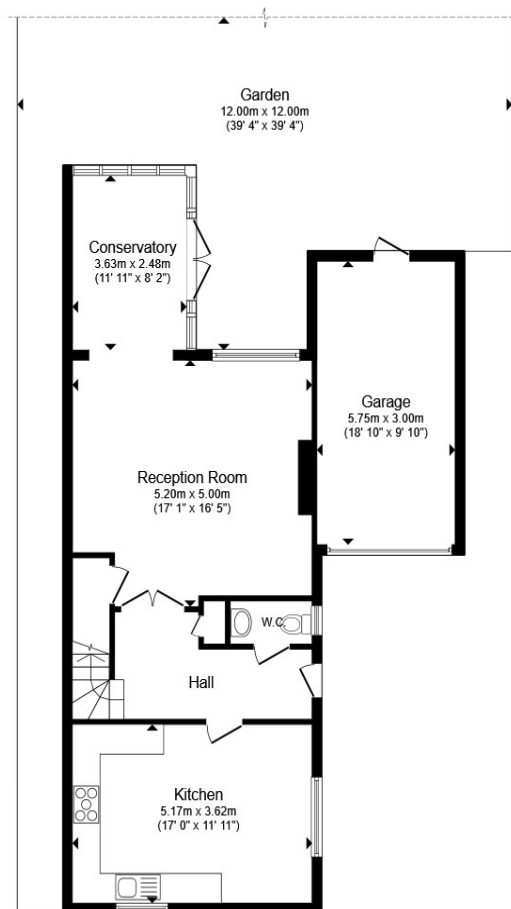
Grosvenor Mews, Epsom, KT18 6JL

welcome to

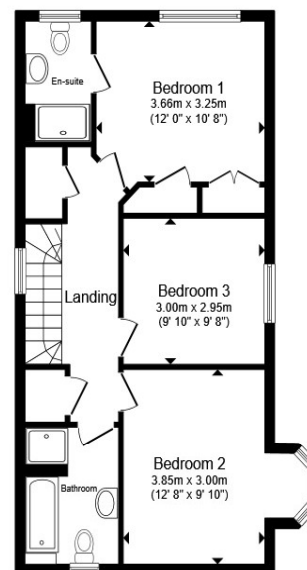
Grosvenor Mews, Epsom

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



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 Ashted are all within easy reach, providing direct services into London.

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



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



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
EPS110281 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



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



barnardmarcus.co.uk