MICHAEL EVERETT & Co

… A Moving Experience

18 Grove Road Epsom Surrey KT17 4DF

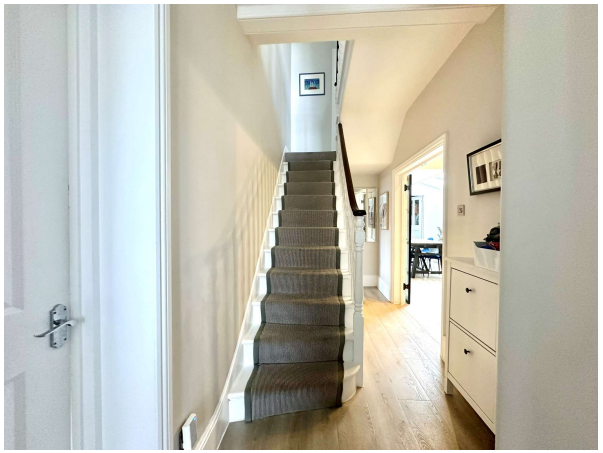
An immaculately presented four-bedroom Victorian property located in a highly desirable residential road, in the sought-after college area of Epsom, within a short walk of Epsom town centre and station. The property has been upgraded to a high standard.

Accommodation and amenities

Reception Hall • Sitting Room • Kitchen/Dining/Family Room • Utility Room • Shower room • Master Bedroom with en-suite Shower room and Dressing room • Three Further double Bedrooms • Refitted family Bathroom • Walled rear garden • Off Street Parking •

The property is situated in one of Epsom's sought after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freemen's School and St. John's in Leatherhead. Nearby is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.



This four-bedroom, three-bathroom elegant, spacious character property carefully combines both period and contemporary features to provide versatile accommodation.

Designed over two floors and providing a wealth of lateral living space, with a walled garden for in and outdoor living space.

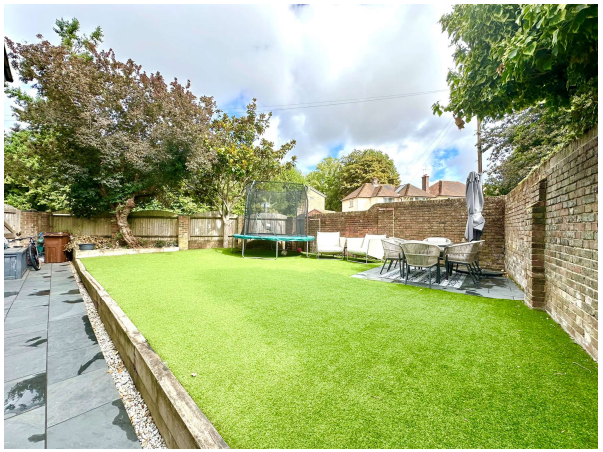
On the ground floor, leading from the reception hall are the principal reception rooms, the sitting room with feature Victorian style gas coal effect fire and polished wooden floor. Bedroom four with fitted wardrobes and "Jack and Jill "shower room. The recently extended kitchen gives way to a spacious dining and family area with bifold doors onto a patio and rear garden. The contemporary kitchen includes comprehensive range of eye level units with cupboards and drawers below, five ring gas range with concealed extractor above, single sink unit with mixer taps, set in quartz work surface with splash backs, integral dishwasher, central island with quartz work surfaces, wine fridge and further cupboards, space for large American style fridge/freezer. Dining Area, with contemporary inset electric flame effect fire. Family area with Bi fold doors onto patio and rear garden. Fully equipped utility room with sink, eye level cupboards with cupboards below and personal door to further storage room.

On the first floor is the master bedroom suite, with en-suite shower room and dressing area, two further double bedrooms and re-fitted bathroom, with panel enclosed bath, spacious shower, wash hand bason and low-level WC.

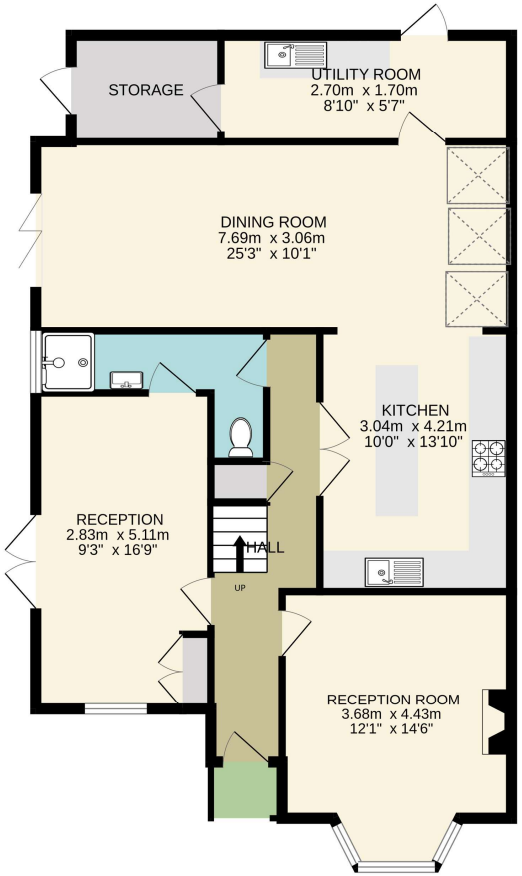
Outside the walled garden affords privacy on all sides, immediately to the rear of the property is a patio, lawned area with trees.

To the front: inset flowering borders, off street parking.

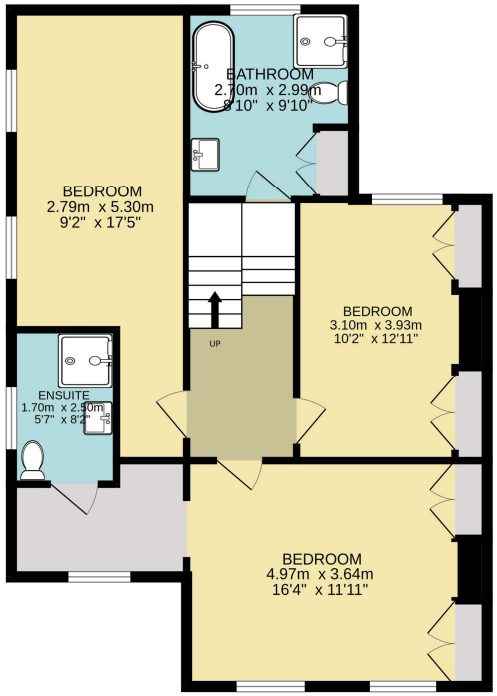
Asking Price £949,950 Freehold



EPC Rating: C 75
Council Tax Band: F
Church Street Conservation Area



Ground floor
91.1 sq.m. (981 sq.ft.) approx.



1st floor
71.5 sq.m. (770 sq.ft.) approx.

TOTAL FLOOR AREA : 162.7 sq.m. (1751 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

MICHAEL EVERETT

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.