



**Grosvenor Road, Epsom KT18 6JB**

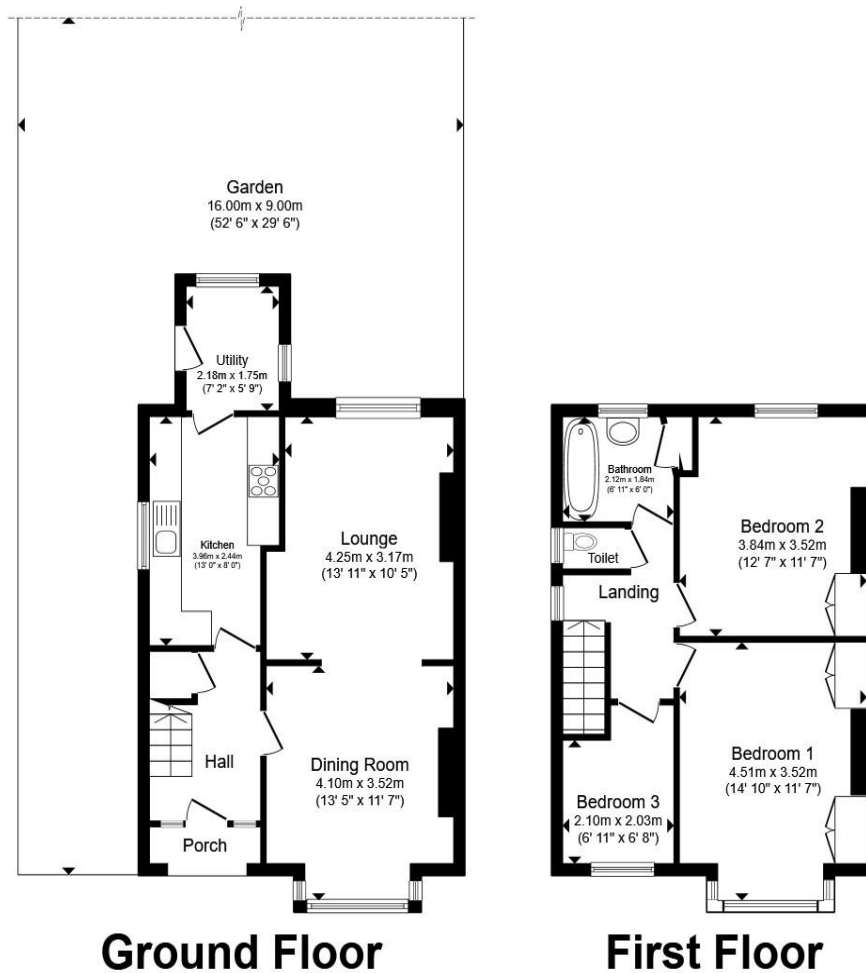


**welcome to**

**Grosvenor Road, Epsom**

Discover this charming three-bedroom semi-detached home, ideally located moments from Epsom Downs and its stunning countryside walks. Offering spacious living, modern interiors, and a generous rear garden, it's a fantastic opportunity with extension potential (STPP).





Situated in a highly desirable residential area within close proximity to Epsom Downs, with its stunning countryside walks and world famous racecourse, this well presented three bedroom semi detached home offers an excellent opportunity for families and professionals alike.

The ground floor features a welcoming front aspect lounge, a separate dining room ideal for formal or family dining, and a modern, well appointed kitchen accompanied by a useful utility area. Together, these spaces provide both comfort and practicality for everyday living. Upstairs, the property comprises two generous double bedrooms, a further single bedroom, and a family bathroom. Externally, the home benefits from a front garden and a well maintained, good sized rear garden, offering ample outdoor space for relaxation, play, or future landscaping ideas. Further benefits include gas central heating throughout and plenty of space for driveway parking.

With clear potential to extend (STPP), this property represents an exciting opportunity for buyers wishing to add space or value.

Conveniently close to local amenities, as well as the rail stations at Epsom, Epsom Downs, and Tattenham Corner. The M25 (Junction 9) is also within a 10-minute drive, providing excellent access for commuters.

Viewing is highly recommended to fully appreciate all that this attractive home has to offer.

Total floor area 95.7 m<sup>2</sup> (1,030 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](http://www.propertybox.io)



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## Grosvenor Road, Epsom

- Semi-Detached Family Home
- Three Bedrooms
- Lounge & Diner
- Kitchen with Utility Room
- Private Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

guide price

**£600,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110163](https://www.barnardmarcus.co.uk/Property/EPS110163)



Property Ref:  
EPS110163 - 0004

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