



Grosvenor Mews, Grosvenor Road
Epsom

In Excess of **£650,000**

Grosvenor Mews, Grosvenor Road

Epsom

Spacious three-bedroom townhouse of approx. 1,800 sq ft! Featuring a large en-suite principal bedroom, kitchen/diner, conservatory, garage, driveway, and south-west facing garden. Prime position on the edge of the famous Epsom Downs, close to shops and stations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Approx. 1800 SQFT Of Accommodation
- No Onward Chain
- Spacious Kitchen/Diner
- Large Utility
- Conservatory
- Three Double Bedrooms
- Master With En-Suite
- Sunny Garden
- Garage & Driveway Parking
- Periphery Of Famous Epsom Downs



Delivering an outstanding living experience, this impressive three-bedroom semi-detached townhouse—offered with no onward chain—blends modern design with everyday comfort.

Providing approximately 1,800 sq ft of thoughtfully arranged accommodation, the property offers versatile living space ideal for families or couples. There are three generous double bedrooms (one currently used as a home office), including a principal suite with its own en-suite shower room, along with an internal room from garage (currently a fitness suite) and a large utility room for added practicality. Further highlights include a spacious kitchen/diner, a bright conservatory, a ground-floor W.C., and both a garage and driveway parking for two cars.

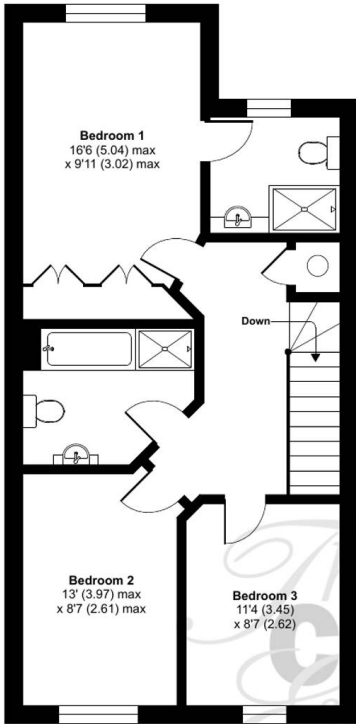
Outside, a charming south-west-facing garden creates the perfect setting for relaxing in the sun. Ideal for al fresco dining, family occasions, or simply unwinding at the end of the day, this peaceful space enhances the home's effortless indoor-outdoor flow.

Situated on the edge of the renowned Epsom Downs, the property enjoys the tranquillity of suburban living while remaining 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.

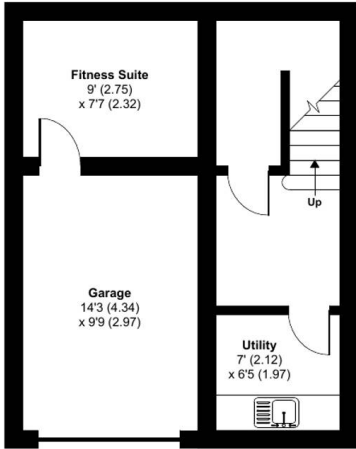
Arrange your viewing today and discover the full appeal of this wonderful home.

Grosvenor Mews, Grosvenor Road, Epsom, KT18

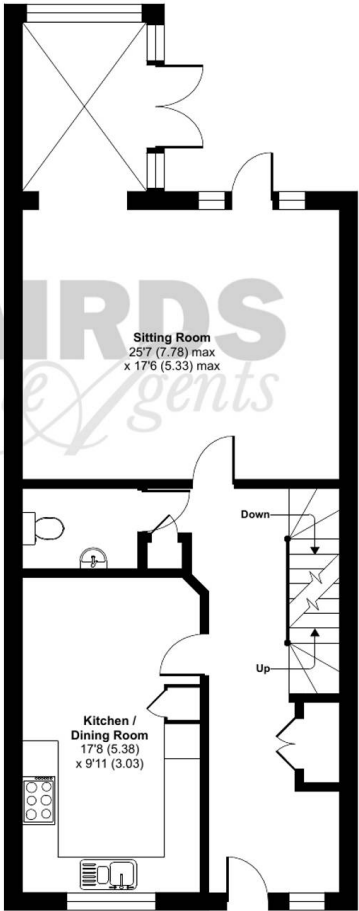
Approximate Area = 1559 sq ft / 144.8 sq
Garage / Office = 226 sq ft / 21 sq m
Total = 1785 sq ft / 165.8 sq m
For identification only - Not to scale



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GROUND FLOOR





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