

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Grove Lodge,
Grove Avenue,
Epsom,
KT17 4DT

If you are local, you will know that there aren't many corners of Epsom that rival the area around Grove Avenue; it possesses a warm, village like feel. So when a handsome, detached, 3 bedroom home comes to the market, it's only to be expected that it's popular amongst young families and downsizers alike.

OIEO
£950.000

 3  2

 1  2



- Charming detached family home
- 3 Bedrooms
- South-west facing garden
- Scope to extend into the loft (Subject to planning)
- Within ten minutes walk of the High Street
- Extended and improved by the current owners
- Integral garage
- Off road parking for two cars
- Situated within the College Area of Epsom
- *Our clients onwards purchase is suited and progressed*



PROPERTY DESCRIPTION

Details here are key, even as you step up onto the porch you'll be met by intricate tiling beneath your feet, setting the tone for the thoughtfulness you'll find throughout the house. Step into the generous entrance hall and you'll find W/C to your right, and access to the formal sitting room on the left. The sitting room is an inherently warm and welcoming space, laid out around the centre piece of the beautiful open fire and stone surround, it's a really nicely proportioned room. The good proportions continue into the dining room, a space adjacent to the kitchen and absolutely perfect for hosting family and friends. The Kitchen is part of the extension our clients carried out on their arrival to the house, a beautifully light space thanks to the lantern in the ceiling, flooding the room with natural light. A central kitchen island and plentiful base and wall units make this a real cooks kitchen, and a casual sitting area at the other end of the room provides the open plan kitchen area we are all seeking these days. A fully equipped utility room stands between the kitchen and the garage, the garage itself is a great space and much taller than one may imagine.

Upstairs is home to three bedrooms, the main of which is generously proportioned with ample storage and a wonderful outlook over Victorian chimney pots to the front of the house. Bedrooms two and three are also good sizes, and all bedrooms benefit from the use of the family bathroom. It's worth noting that the current owners have explored the possibility of extending the property up into the loft, and whilst they never did it themselves, they had been advised it is most definitely an option subject to planning permission.









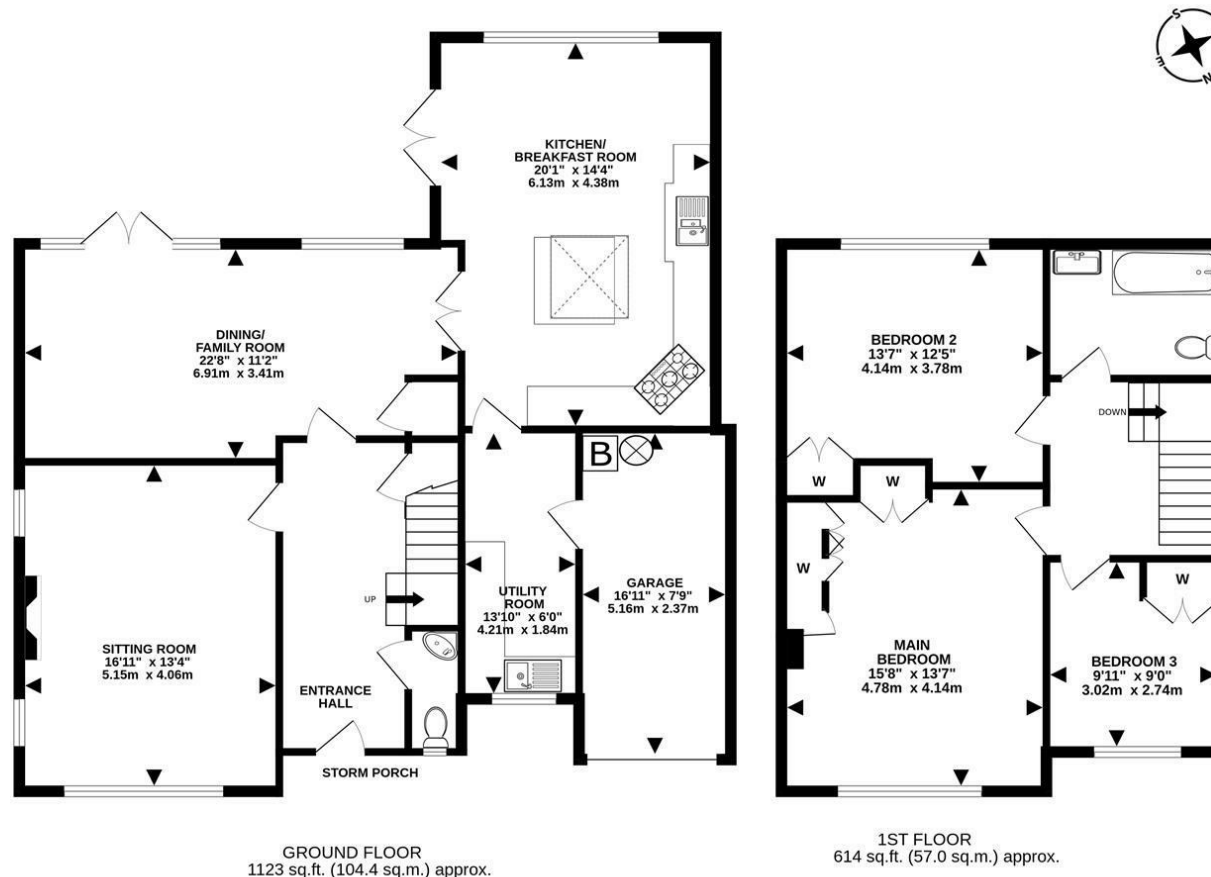
PROPERTY DESCRIPTION

Outside the rear garden is south west facing and benefits from sun almost all day long; a nice size in proportion with the property and a balance of patio and lawn. To the front, a brick laid drive has enough parking for 2 cars, and a front lawn as well as the garage to the side of the house gives a real impression of grandeur and kerb appeal.

Epsom is a historic market town in Surrey, known for its excellent transport links, outstanding local schools and attractive green spaces. The property is situated within easy reach of the High Street, which offers a wide variety of shops, cafés, restaurants and everyday amenities, including the Ashley Centre shopping mall.

Epsom mainline station is approximately 0.4 miles from the property, providing direct services to London Waterloo, London Victoria and London Bridge – making it an ideal base for commuters. The M25 for easy access to the ringroad and heathrow, with the M23 and Gatwick also within striking distance. Families are well served by nearby state schools such as Wallace Fields, Rosebery School and Glyn School, as well as private schools such as Epsom College and City of London Freemans in nearby Ashted, all highly regarded in the area. Epsom Downs is also close by, offering miles of open countryside and the world-famous racecourse.

This is a rare opportunity to secure a charming and spacious home in one of Epsom's most sought-after addresses, with excellent amenities and transport connections right on the doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Grove Lodge, Grove Avenue, Epsom

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Epsom and Ewell
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT