



Grosvenor Mews, Epsom KT18 6JL

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Grosvenor Mews Epsom KT18 6JL

A very well presented, contemporary Town House offering three/four bedrooms and two bathrooms over three floors with a basement level garage and utility room. Private landscaped gardens complete this family home, ready to move into, situated in the semi-rural location of Langley Vale on the edge of the famous Epsom Downs Racecourse. Mainline stations at Epsom and Ashted are a short drive away.

Three/Four Bedrooms

Two Bath/Shower Rooms

Living Room

Open Plan Kitchen/Dining Room

Conservatory

Utility and Downstairs Cloakroom

Garage

Landscaped Garden

Close to Epsom Racecourse

EPC Rating TBC





Steps up to the front door and entrance hall lead to a front aspect lounge and a rear aspect kitchen/diner leading onto a conservatory. The kitchen has plenty of units, integrated appliances and a central island linking the kitchen to the dining room area. The utility room can be found on the lower ground floor level with access to the garage. There is also a ground floor cloakroom.

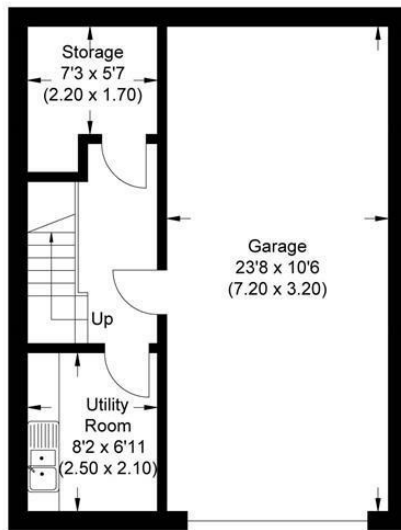
The first floor offers two large bedrooms, the master bedroom having an ensuite shower room and fitted wardrobes. There is a third small double bedroom and an open plan study (formally a fourth bedroom which could be easily reinstated) plus a family bathroom.

The rear garden has been landscaped to provide attractive seating areas perfect for entertaining and for capturing the sun throughout the day.

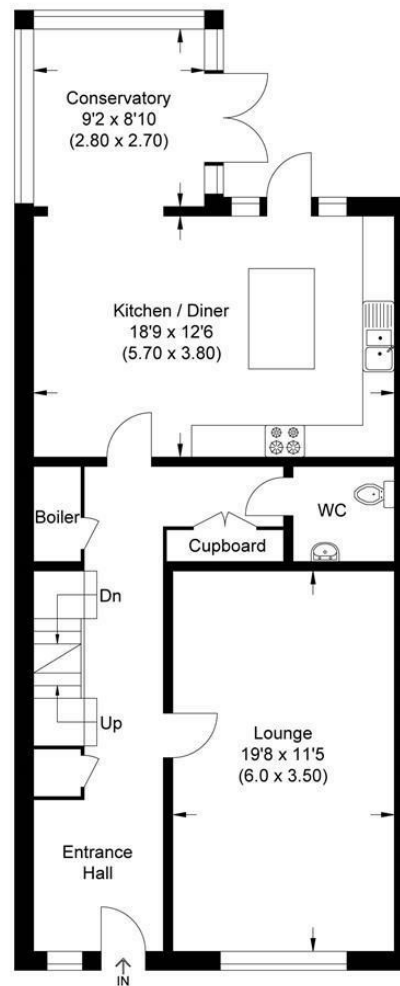
To the front of the property is a driveway leading to the integral garage.



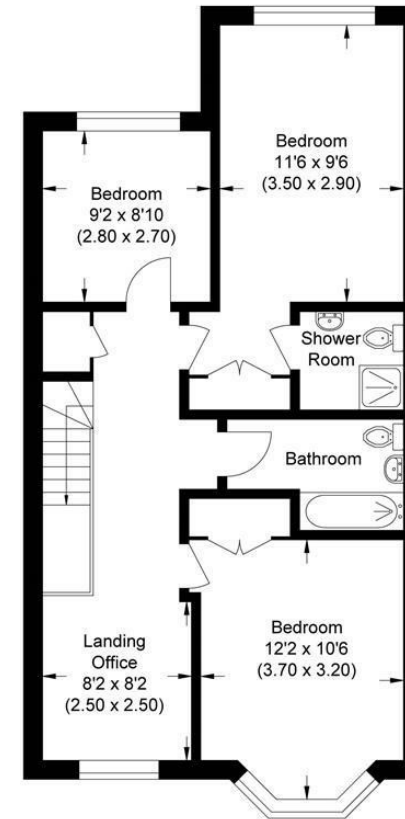
Approximate Gross Internal Area
152.18 sq m / 1638.05 sq ft
(Excludes Garage)
Garage Area 23.04 sq m / 248.0 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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