



Grosvenor Road, Epsom KT18 6JH

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## Grosvenor Road Epsom KT18 6JH

*V&H Homes are pleased to present this three bedroom family home located in a highly sought after location moments from the famous Epsom Downs Racecourse and beautiful countryside walks.*

Semi Detached

Three Bedrooms

Solid Oak Kitchen

Spacious Reception Room

Dining Area

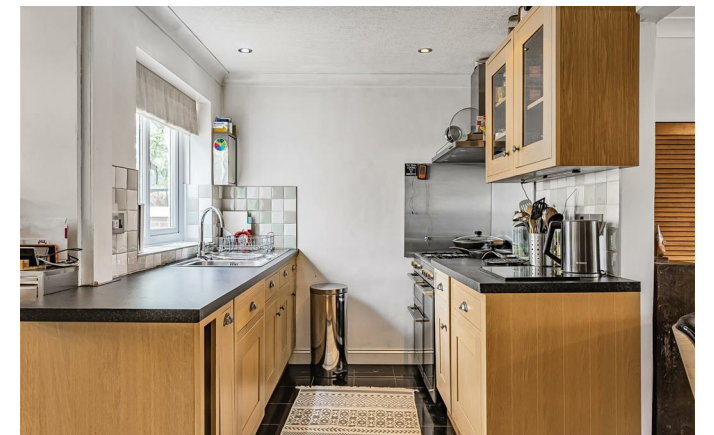
Engineered Wood Flooring

South Facing Garden

Views Towards Grandstand

Driveway Parking

EPC Rating C





This lovely semi-detached family home offers a bright front aspect sitting room with a log burner, and well-appointed solid oak kitchen. The kitchen leads on to the dining area which has direct access to the south-facing enclosed rear garden. The ground floor benefits from engineered wood flooring throughout.

The first floor offers two double bedrooms and a single bedroom with large over-stairs storage cupboard. The master bedroom has views across to the landmark Epsom Downs Grandstand. There is also a modern family bathroom with underfloor heating.

Externally, there is driveway parking with EV Charger which leads through gates to a garage with brick-built shed behind. The lovely south facing rear garden has a patio area near the house, perfect for enjoying al fresco dining during the summer months.



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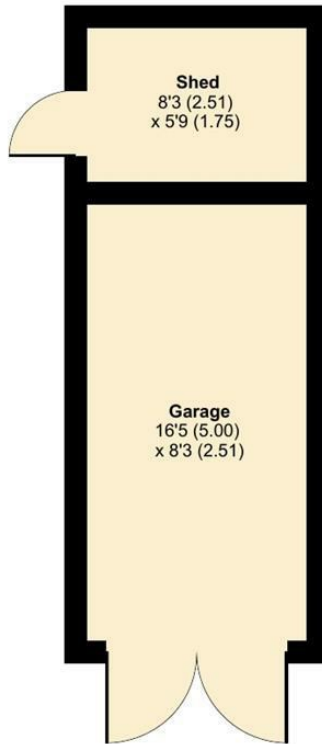
Approximate Area = 835 sq ft / 77.5 sq m

Garage = 138 sq ft / 12.8 sq m

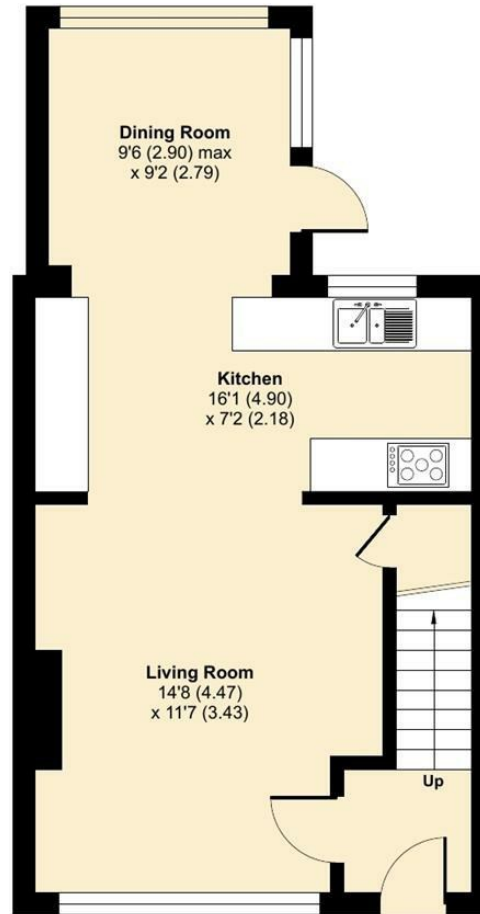
Outbuilding = 49 sq ft / 4.5sq m

Total = 1022 sq ft / 94.8 sq m

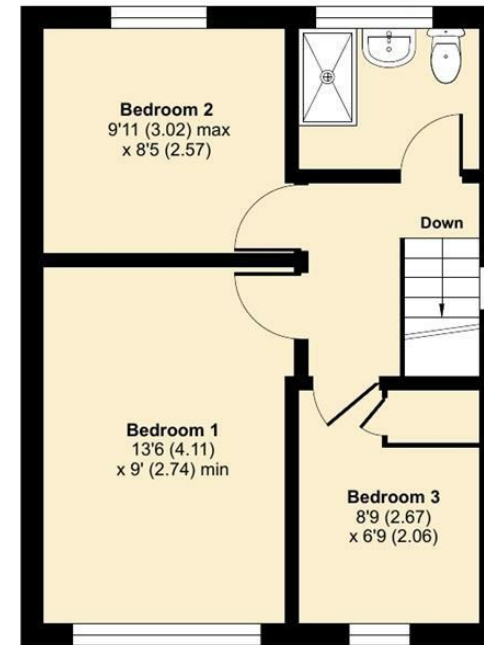
For identification only - Not to scale



GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1121049



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