



Grosvenor Road, Epsom KT18 6JL

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## Grosvenor Road, Epsom

*A spacious and contemporary four double bedroom, three bathroom family home offering over 2,300 sq. ft of modern open plan accommodation. An outstanding feature of the property is the 33'8 entertainment room and bar. Located in a highly sought after location moments from the famous Epsom Downs Racecourse and beautiful countryside walks.*

Four Double Bedrooms

Modern Kitchen / Breakfast Room

Impressive Entertainment Room

Three Bathrooms

Southerly Facing Garden

Over 2,300 Sq. Ft

Quiet Residential Road

Laundry Room

Part Air Conditioning

High EPC Rating: C

Located in the heart of Langley Vale close to Epsom Downs Racecourse and excellent local schools, including Langley Vale Pre-School and The Vale Primary School.







Built by Rushmon Homes in 2006, the property has recently been beautifully renovated and remodelled by the current owners to a high specification.

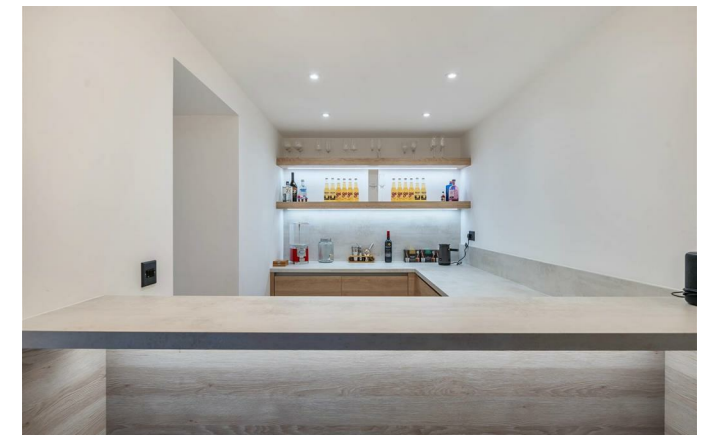
The lower ground floor has been converted and offers a substantial entertainment room with TV area and room for a billiards / pool table. The entertainment room is semi-open plan to a large bar, off of which is a useful utility / laundry room.

The ground floor provides the superbly designed contemporary kitchen / breakfast room with ample unit space, integrated appliances and breakfast island. There is also a large living / dining room with vaulted ceiling, sky lights and French doors to the garden. In addition, there is a useful cloakroom / WC.

The first floor offers two spacious double bedrooms, the master with large modern ensuite shower and the second also with an ensuite shower room. The top floor provides two further double bedrooms and a family bathroom.

The south facing rear garden is easy to maintain and benefits from a patio with electric awning.

To the front the house offers driveway parking and stairs leading to the front door. Underneath the stairs is a very useful storage shed, ideal for keeping bins / bikes and outdoor equipment.



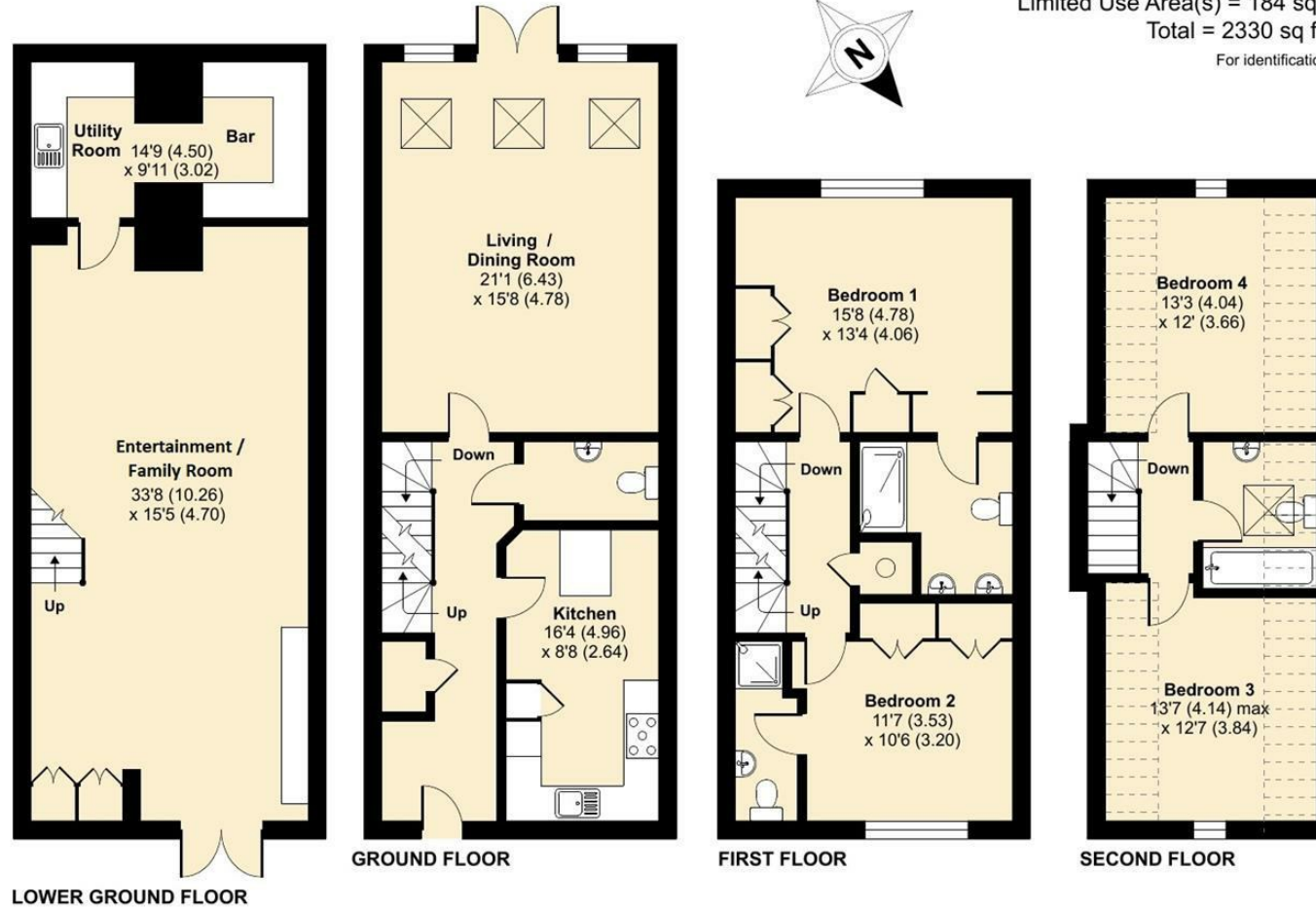
# Grosvenor Mews, Grosvenor Road, Epsom, KT18

Approximate Area = 2146 sq ft / 199.3 sq m

Limited Use Area(s) = 184 sq ft / 17.1 sq m

Total = 2330 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for V&H Homes. REF: 941610



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