



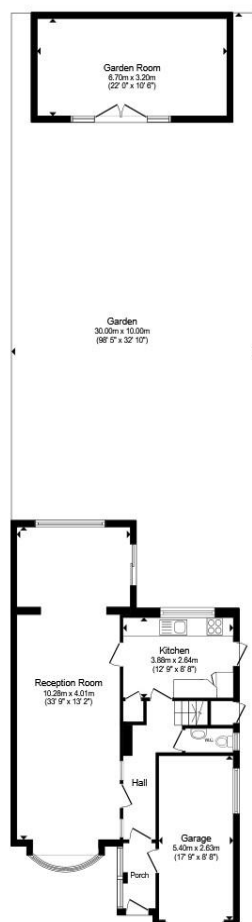
Grosvenor Road, Epsom KT18 6JB

welcome to

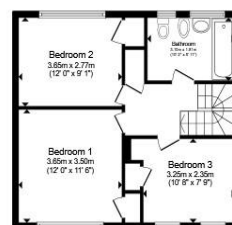
Grosvenor Road, Epsom

Located moments from the world-famous Epsom Downs Racecourse & offered to the market with no onward chain, this substantial three-bedroom detached family home presents an exciting opportunity to secure a spacious property in one of Epsom's most sought-after locations.





Ground Floor



First Floor



Total floor area 149.4 m² (1,608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a highly desirable position close to the open spaces of Epsom Downs, this attractive detached family home offers well-balanced accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, a spacious dual-aspect reception room extending to over 33ft in length, providing ample space for both living and dining areas. The fitted kitchen overlooks the rear garden and is complemented by a convenient downstairs cloakroom. An integral garage offers additional storage or potential for conversion, subject to the usual consents.

Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys generous dimensions, whilst the remaining bedrooms provide excellent accommodation for children, guests or home working.

A particular feature of the property is the impressive rear garden extending to approximately 98ft, offering a wonderful outdoor space for entertaining, gardening and family enjoyment. To the rear of the garden sits a substantial garden room, ideal as a home office, gym, studio or hobby room.

The property is offered with no onward chain, making it an attractive proposition for buyers seeking a smooth and straightforward move.

welcome to

Grosvenor Road, Epsom

- Detached Family Home
- Three Bedrooms
- Spacious 33ft Living / Diner
- Family Bathroom & Ground Floor Cloakroom
- Approx 98ft Rear Garden with Outbuilding
- NO ONWARD CHAIN
- Garage & Off-Street Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: F

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110471



Property Ref:
EPS110471 - 0003

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