



**57 Grosvenor Road, Epsom, KT18 6JG**  
**Guide price £780,000**

 4  3  2  B

A substantially extended family home, with flexible accommodation throughout, nestled in the heart of Langley Vale Village on the cusp of the beautiful Epsom Downs.

A spacious ground floor layout includes an enclosed porch, a welcoming entrance hallway, a stunning open plan modern fitted kitchen/breakfast area which leads onto a great size formal dining space, a separate utility room/downstairs shower room with side access, a well proportioned living room with pitched ceiling and direct access to an outside terrace and finally an additional room, currently functioning as a home office and sitting room, however, could also be utilised as the fourth bedroom with the sitting room remaining in place.

Upstairs the landing gives way to three double bedrooms, of which the principle suite details a further flexible section, which could be a cot room area, home office, sitting or dressing room. There is also a luxury en suite and ample fitted wardrobes. The other two bedrooms are serviced by a modern fitted bathroom and there is access to a large loft space.

Accessed from several routes, the landscaped rear garden includes the raised terrace with deep storage under, a paved patio area, lawn section with mature planted borders and handy side access to the front of the home, where there is off street parking for multiple vehicles.

Langley Vale has it's own school whilst further educational options are available in nearby Epsom, Ashted, Tadworth and Banstead to name a few. There are great shopping options in the aforementioned





towns and villages. In terms of walks and other outdoor pursuits, well, you are completely spoilt for choice. There is a great road network including access to junctions 8 and 9 of the M25, the A217, A3 and A24. Gatwick and Heathrow Airports are within easy reach and a multitude of stations including Epsom, Ashted, Tadworth, Tattenham Corner and Epsom Downs.

The perfect package one might say!



Ground Floor

First Floor

Grosvenor Road, Epsom  
 Total Area: 185.3 m<sup>2</sup> ... 1995 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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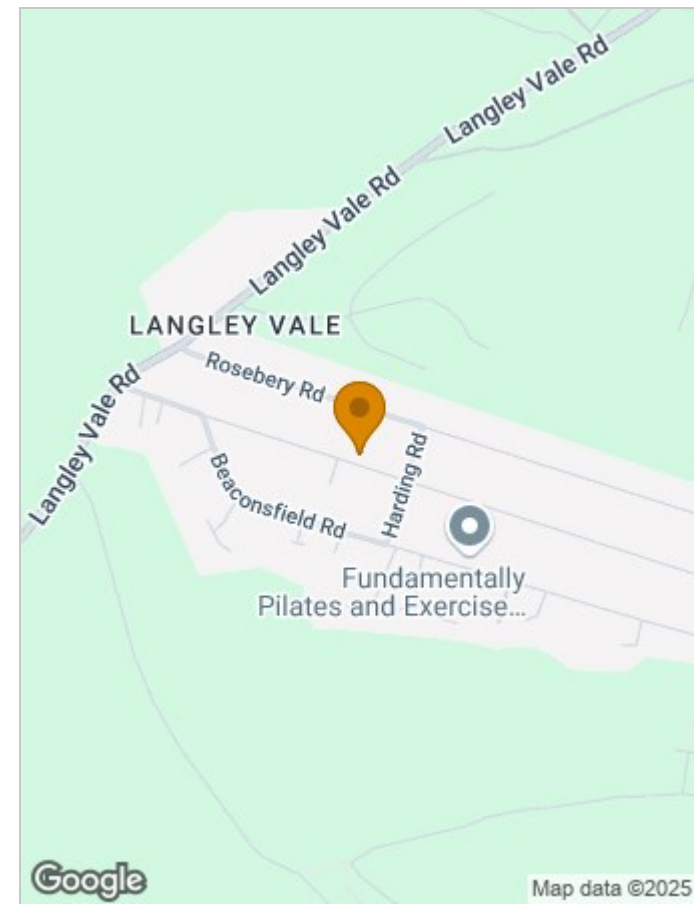
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
		<b>83</b>	<b>83</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
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