



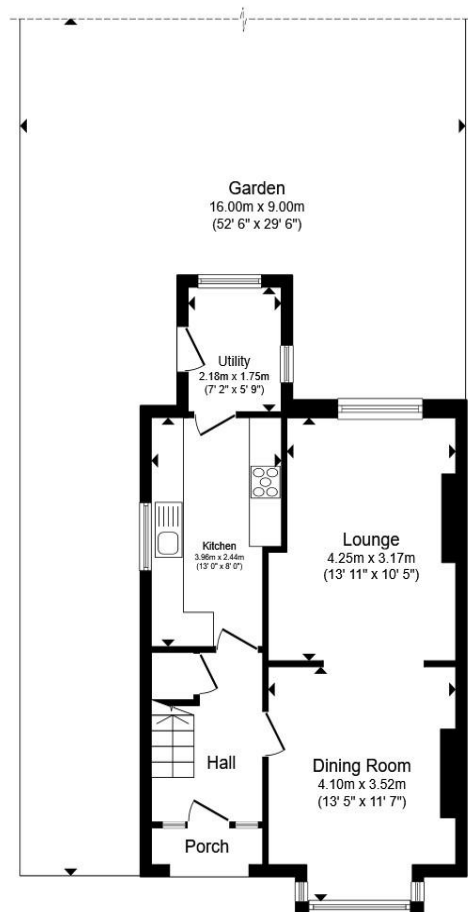
Grosvenor Road, Epsom KT18 6JB

welcome to

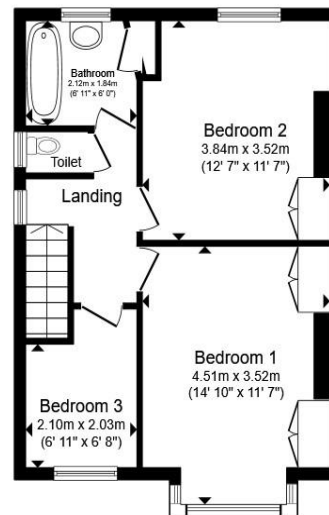
Grosvenor Road, Epsom

Discover this charming three-bedroom semi-detached home, ideally located moments from Epsom Downs and its stunning countryside walks. Offering spacious living, modern interiors, and a generous rear garden, it's a fantastic opportunity with extension potential (STPP).





Ground Floor



First Floor



Situated in a highly desirable residential area within close proximity to Epsom Downs, with its stunning countryside walks and world famous racecourse, this well presented three bedroom semi detached home offers an excellent opportunity for families and professionals alike.

The ground floor features a welcoming front aspect lounge, a separate dining room ideal for formal or family dining, and a modern, well appointed kitchen accompanied by a useful utility area. Together, these spaces provide both comfort and practicality for everyday living. Upstairs, the property comprises two generous double bedrooms, a further single bedroom, and a family bathroom. Externally, the home benefits from a front garden and a well maintained, good sized rear garden, offering ample outdoor space for relaxation, play, or future landscaping ideas. Further benefits include gas central heating throughout and plenty of space for driveway parking.

With clear potential to extend (STPP), this property represents an exciting opportunity for buyers wishing to add space or value.

Conveniently close to local amenities, as well as the rail stations at Epsom, Epsom Downs, and Tattenham Corner. The M25 (Junction 9) is also within a 10-minute drive, providing excellent access for commuters.

Viewing is highly recommended to fully appreciate all that this attractive home has to offer.

Total floor area 95.7 m² (1,030 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



welcome to

Grosvenor Road, Epsom

- Semi-Detached Family Home
- Three Bedrooms
- Lounge & Diner
- Kitchen with Utility Room
- Private Rear Garden
- NO ONWARD CHAIN
- Close to The Iconic Epsom Downs Race-Course
- Large Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110163



Property Ref:
EPS110163 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom,
Surrey, KT19 8EB



barnardmarcus.co.uk