



71 Grosvenor Road, Epsom, Surrey, KT18 6JF

Asking Price £725,000



- DETACHED CHALET BUNGALOW
- FLEXIBLE LAYOUT
- GOOD SIZE GARDEN
- GARAGE & DRIVEWAY
- BETWEEN A NUMBER OF STATIONS
- 3/4 BEDROOMS & 2/3 RECEPTION ROOMS
- BAY WINDOW TO LIVING ROOM
- SUMMERHOUSE WITH BAR
- A WALK AWAY FROM EPSOM DOWNS
- NO CHAIN

Description

Situated on the edge of Epsom Downs this well proportioned three/four bedroom detached family home offers driveway parking, a garage, a summerhouse with bar and a good size garden with a patio and a gazebo.

A neat pathway leads to the front door and into a bright and spacious hallway. Situated to the front of this property is the living room, featuring a bay window and ample space for freestanding furniture. A further good size room overlooks the front, it also has a bay window and is ideal as either a bedroom or reception space. To the rear is a further double room with patio doors to the garden, ideal as a dining room or bedroom four. The kitchen has a range of built-in cupboards, built-in cooker, gas hob and a fridge freezer ,with space for a dishwasher and washing machine. From here a door leads to a sun/boot room and with further doors to the garden. A study and guest W.C complete the ground floor accommodation.

On the first floor there are two double bedrooms, one with a wall of built-in storage and the family bathroom.

Outside is a good size family garden with side access, garage access, a large lawn, a pretty wooden gazebo, a welcoming summer house with bar area, and shed to the far end. This mature garden also has a patio area and pathways, all enclosed by mature planting and fencing. To the front is a neat front garden with an upgraded driveway, providing ample parking.



Situation

Located within a short drive to; the exclusive RAC golf and country club, Tyrrells Wood golf club, Ashted & Epsom Downs villages with a good choice of cafes, independent retailers and restaurants. Complemented by the towns of Epsom & Leatherhead, providing more comprehensive shops, a multi-plex cinema, theatres, gyms and sports clubs.

Acres of open green belt and National Trust land are within easy reach including Epsom Downs and Headley Heath providing ideal facilities for walking, riding and cycling enthusiasts.

Ashted Station provides fast and frequent services to Waterloo (41mins) and Victoria with a welcome 'zone 6 station' located at Tattenham Corner on Epsom Downs.

There is an excellent choice of schooling both in the state and private sector nearby including The Vale within walking distance, St Giles Primary School, City of London Freeman's School and St. Andrews on the Ashted border, to name but a few.

Tenure

Freehold

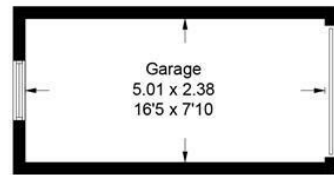
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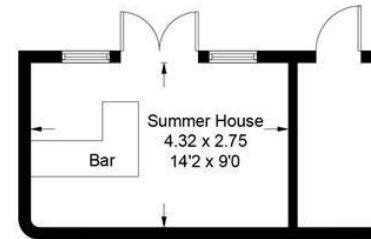
Council Tax Band

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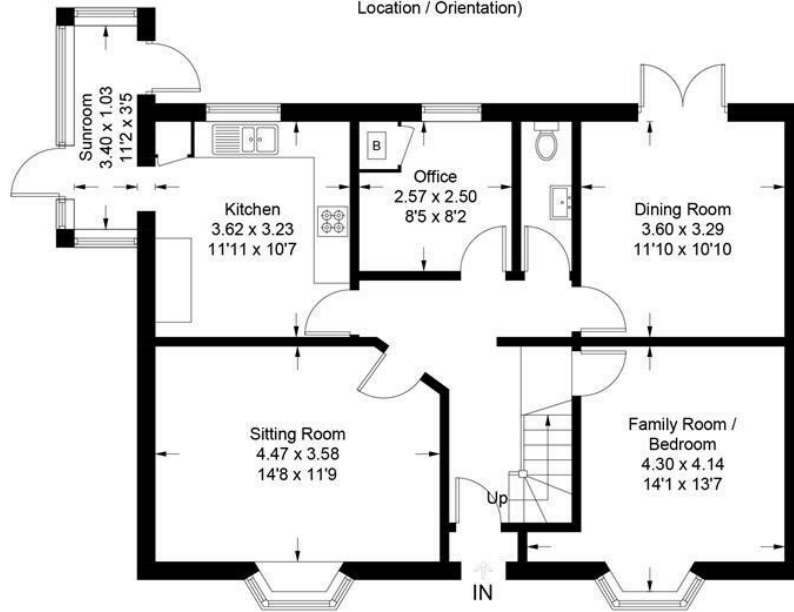
Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft
 Summer House / Garage = 27.8 sq m / 299 sq ft
 Total = 155.2 sq m / 1670 sq ft



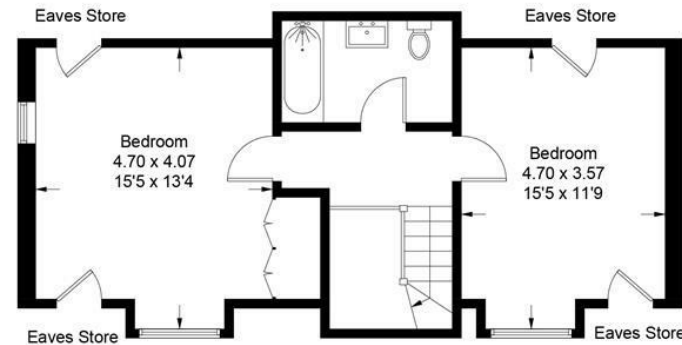
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1212773)

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