



Sycamores, 6B Grosvenor Road, Langley Vale, Epsom, Surrey, KT18  
6JQ

Asking Price £649,500





- EXTENDED BUNGALOW
- KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- SHORT WALK FROM EPSOM DOWNS
- PLEASANT GARDEN WITH DECKING
- VIEWS OVER COUNTRYSIDE
- LOUNGE WITH VIEWS
- REFITTED BATHROOM
- DOUBLE GARAGE & DRIVEWAY
- NO CHAIN



## Description

This extended bungalow offering a degree of privacy, boasts well proportioned light and airy rooms throughout providing views over the countryside. Shallow steps up to the front door lead into the hallway, with built in storage and a guest toilet off and access to all rooms. The living room is well proportioned and takes pride of place at the rear of the property, enjoying far reaching views over the open countryside via patio doors. The living space is complemented by a spacious kitchen/dining room with further patio doors drawing the eye to the open countryside beyond. There are ample built in units with complementary worktops housing a new built-under fridge and freezer, and extractor with space for a washing machine and cooker. At the far end of the room is ample space to accommodate a family dining table and freestanding furniture to suit.

There are three double bedrooms, one boasting a dual aspect, the other two enjoying views over the countryside, all providing ample room for a range of freestanding furniture. A stylishly refitted accessible walk-in shower room, with a vanity sink and ample storage serves all three bedrooms.

Outside. The garden is mainly laid to lawn with a well placed patio, decking adjoining the house, perfect for outside entertaining and side access. Established boundary planting provides much privacy whilst being sympathetically planted to the rear, to make the most of the striking countryside views. Tucked under the extension to the property is a very useful sheltered, height restricted, storage space, ideal for garden furniture, suitcases, bikes and more. Side access leads back to the front garden, driveway and double garage.

## 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

## EPC

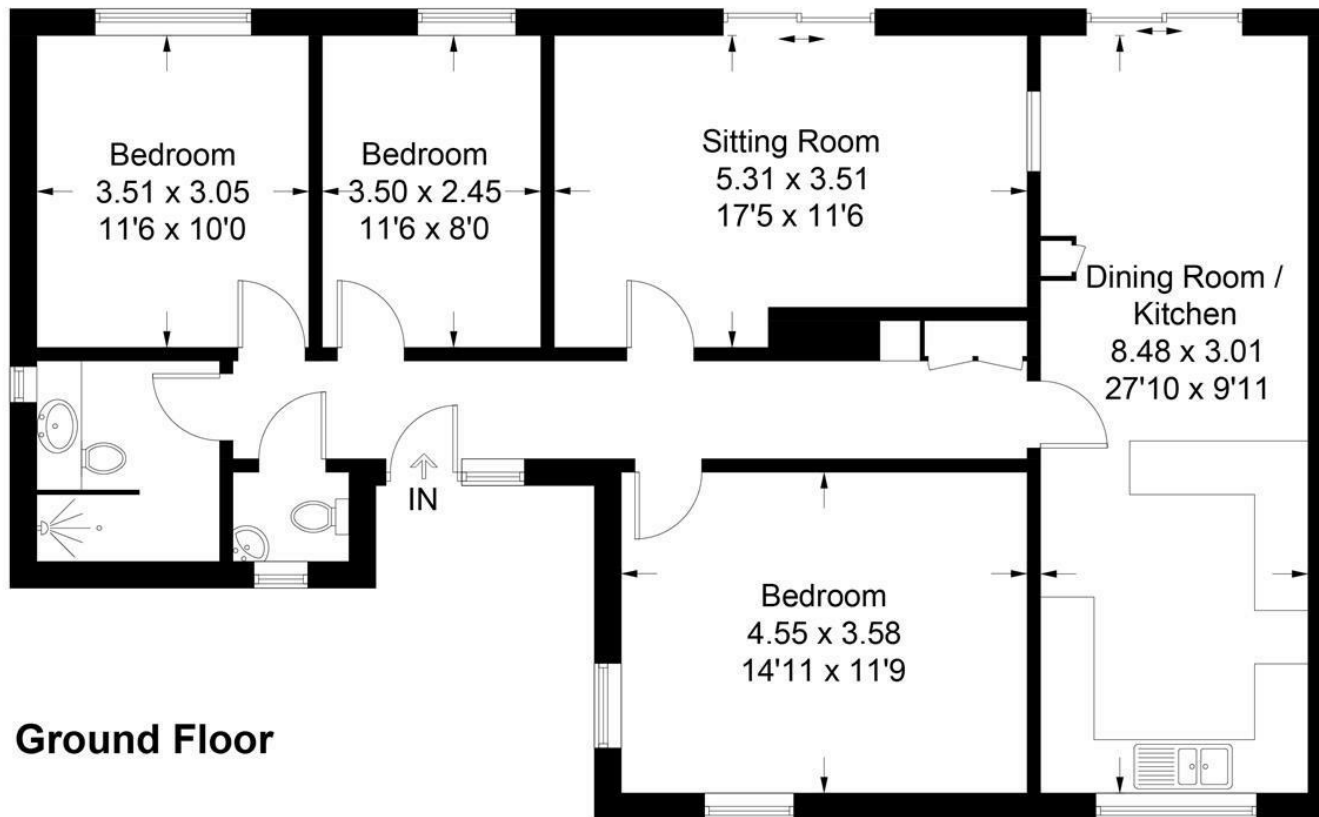
DTBC

## Council Tax Band

E



Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



**Ground 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. (ID1188344)  
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