



**2 Grosvenor Mews Grosvenor Road, Epsom, KT18 6JL**  
**Guide price £675,000**

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A deceptively spacious modern family home located in the leafy Surrey village of Langley Vale, renowned for its close knit community feel and its famous long standing history.

Well proportioned ground floor accommodation details a good size entrance hallway with fitted storage cupboard and downstairs WC. This in turn opens into a generous living room and a light bright garden room, currently functioning as a dining room. The ground floor layout is completed with a contemporary fitted kitchen/breakfast room with ample storage units and preparation surfaces. The first floor holds three double bedrooms, with an en suite to the principle bedroom and a family bathroom with separate shower.

A bonus lower ground floor provides a must have utility room, deep storage room and access to the integral garage.

The manageable landscaped south facing rear garden includes a lawn section, paved patio, raised planted boarder with brick wall surround and handy secure gated rear access.

To the front the is a driveway and built in bin store.

Langley Vale has it's own school whilst further educational options are available in nearby Epsom, Ashted, Tadworth and Banstead to name a few. The world famous Epsom Downs are on your doorstep and 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

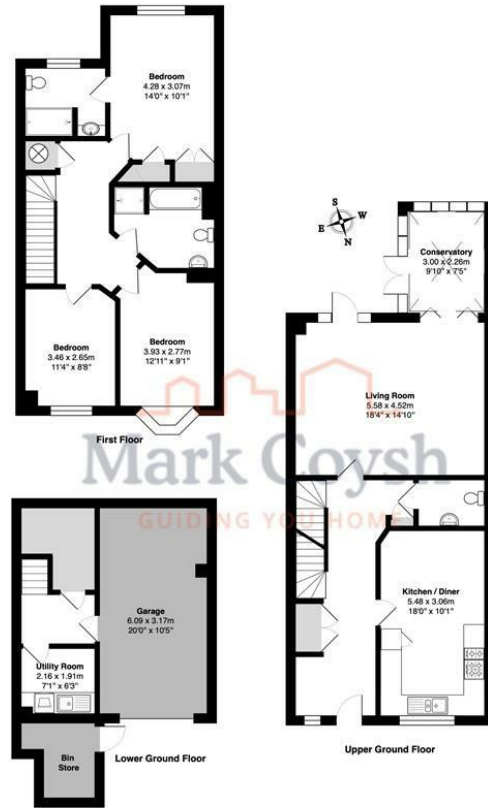






junctions 8 and 9 of the M25, the A217, A3 and A24. Gatwick and Heathrow Airports are within easy reach and a multitude of stations including Epsom, Ashted, Tadworth, Tattenham Corner and Epsom Downs.

What more could you ask for?



Grosvenor Mews, Grosvenor Road, Epsom  
 Total Area: 171.8 m² ... 1849 ft²  
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 GUIDING YOUR HOME

## 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	