



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



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

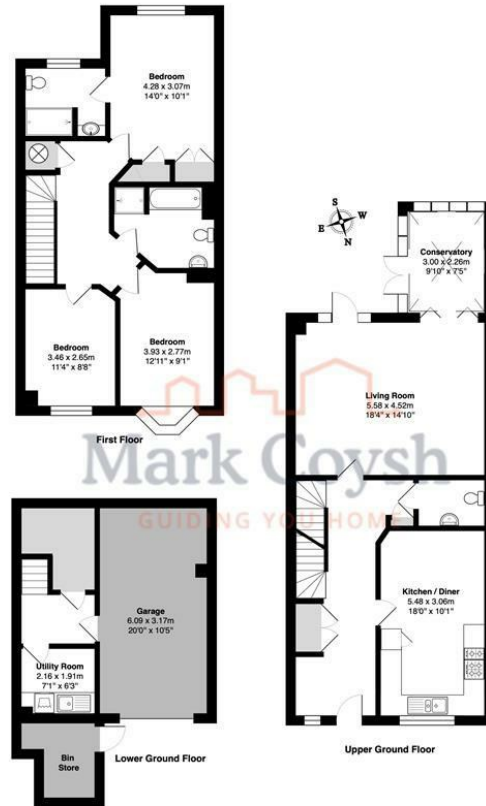




junctions 8 and 9 of the M25, the A217, A3 and A24. Gatwick and Heathrow Airports are within easy reach and a multitude of stations including Epsom, Ashted, Tadworth, Tattenham Corner and Epsom Downs.

What more could you ask for?





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

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

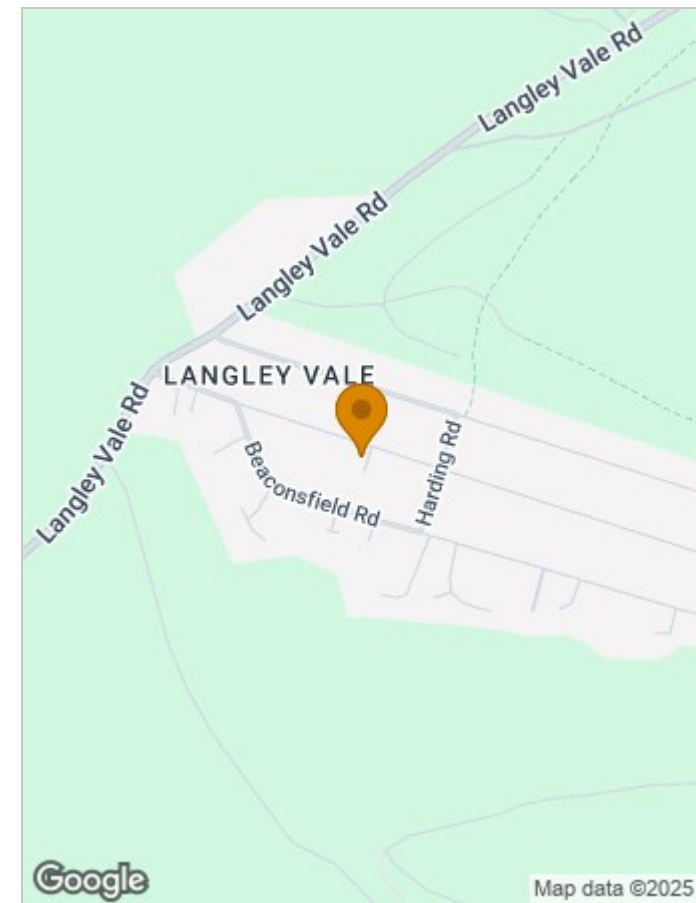
AP: Still Moving London LTD (www.stillmoving.london)

Mark Coysh
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	