



Grove Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £760,000 Freehold

- Heart of the College Area
- Victorian home within a conservation area
- Three versatile reception rooms
- Well appointed kitchen linking to garden
- High ceilings, sash windows and fireplaces
- Three double bedrooms
- Modern family bathroom
- Secluded South/East facing rear garden
- Private driveway with off street parking
- Short walk to Epsom High Street & Station

Located within the highly sought after College Area of Epsom, a designated conservation area, this charming Victorian semi detached family home, built in 1893, presents a rare opportunity to acquire a property of real character in one of the area's most desirable residential settings.

Having previously sold the property to the current owners approximately 15 years ago, we are delighted to bring this wonderful home back to the market. Since then, it has been thoughtfully maintained and enhanced, carefully preserving its original Victorian charm whilst seamlessly incorporating the modern comforts required for today's lifestyle.

The impressive dimensions of this home are immediately apparent, with high ceilings, elegant sash windows, generous room proportions and a wealth of period features including original fireplaces, creating a wonderful sense of space, light and character throughout.

The accommodation has been thoughtfully arranged to suit modern family living, with well-defined reception rooms that



flow naturally from one to the next, providing the perfect setting for entertaining, social occasions and everyday life.

The ground floor offers a superb selection of versatile living spaces, with a characterful bay fronted living room, a central dining room with doors opening onto the garden, and a breakfast room leading through to the well appointed kitchen, creating the true heart of the home.

From the characterful split level landing, the upper floors provide excellent bedroom accommodation, with three incredibly well proportioned rooms and a spacious modern family bathroom, offering flexibility for growing families and those seeking additional space.

A particular highlight of this exceptional property is the beautifully landscaped south easterly facing rear garden. A secluded and private oasis, thoughtfully designed with mature planting and established borders, it provides the perfect place to relax, entertain and unwind away from the outside world.

Further benefits include a private driveway with off-street parking and a superb location, with Epsom High Street just 0.4 miles away with one of the walks down to town being through the attractive leafy Parade. Epsom offers a wide variety of shops, cafés, restaurants and everyday amenities. The Ashley Centre, Epsom Playhouse and local leisure facilities are all within easy reach.

Located 0.5 miles away, Epsom train station has direct train links to London Waterloo, London Bridge and London Victoria, alongside an excellent selection of state and independent schools. The open spaces of Epsom Downs, home of The Derby, are close by, with the M25 providing easy access to Heathrow and Gatwick airports.

A truly exceptional Victorian home, seamlessly blending period elegance with impressive proportions, contemporary comforts and a beautifully secluded garden, all set within one of the area's most desirable Conservation Areas.

Tenure- Freehold
Council tax band - F



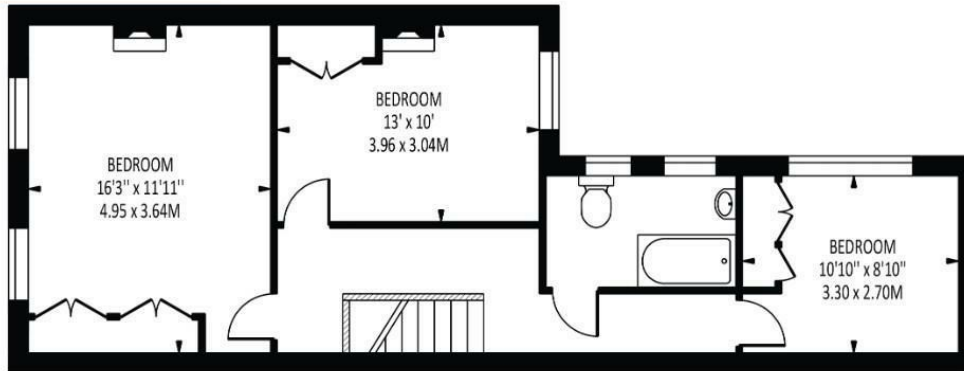


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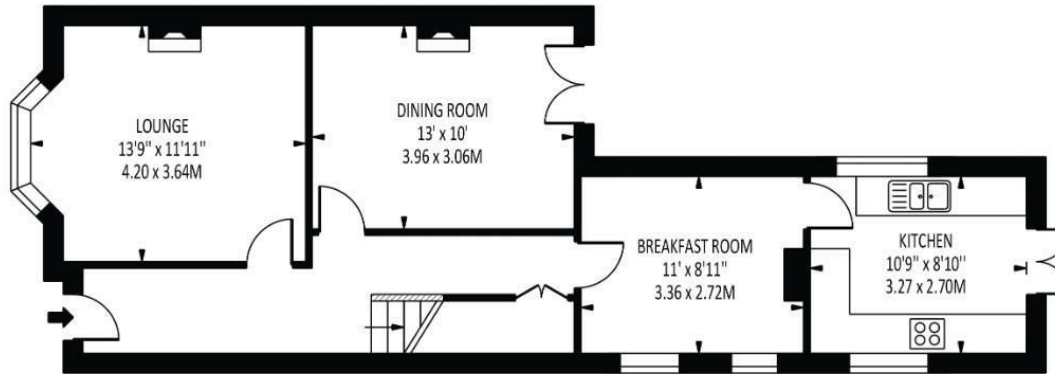


Grove Road

Total Area: 1230 SQ FT • 114.29 SQ M



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		EU Directive 2002/91/EC 

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

