



Grosvenor Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- No ongoing chain
- Semi detached bungalow
- Stones throw from The Gallops & Epsom Downs
- Two double bedrooms
- 15ft living room
- Kitchen and dining room
- Family bathroom
- South facing garden
- Detached garage
- Off street parking

A fantastic opportunity to acquire this charming semi detached bungalow that is located within the popular village of Langley Vale and benefits further from no ongoing chain. Well positioned for The Vale Primary School, the house is sure to appeal to a wide range of buyers, especially given the excellent potential it offers.

Whilst the property requires some updating, it is clear that it has been well maintained and we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

This fine home is just moments from bridle paths, as well as enjoying nearby access to The Gallops where



the racehorses train and the wider Epsom Downs with its hundreds of acres of open space.

The generous accommodation comprises two true double bedrooms that provide flexibility of use, an 15ft front reception room that leads on to a bright dining room overlooking the garden. The property is completed by a kitchen and family bathroom with separate W.C.

The rear garden is South facing and is accessed via steps down from the patio that is a fantastic spot for entertaining. Further benefits include off street parking and a useful garage to the side.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a petrol station, primary

school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities.

There is also a wide variety of cafés, restaurants, and pubs available locally. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D

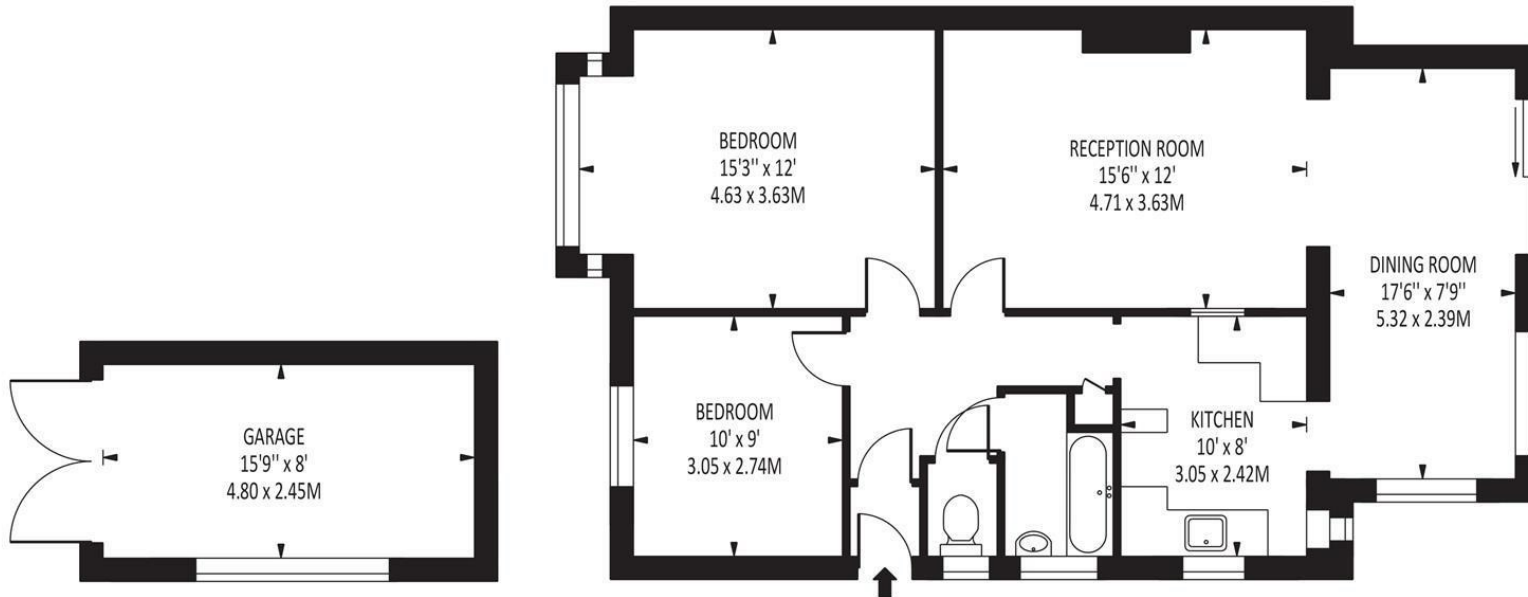




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Total Area: 936 SQ FT • 87.00 SQ M
(Including Garage)
Garage Area : 127 SQ FT • 11.76 SQ M



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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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