



Grosvenor Road, Langley Vale

The **PERSONAL** Agent

# Offers In Excess Of £575,000 Freehold

- Cleverly extended detached bungalow
- Welcoming entrance hallway
- Beautiful hand made kitchen/breakfast space
- Stunning vaulted rear reception room
- Further 17ft central living room
- Two well proportioned bedrooms & bathroom
- South facing 80ft x 37ft rear garden
- Detached garage & large driveway
- Detached garden office / gym
- Stones throw from The Gallops & Epsom Downs

Set within a sought after residential road on the outskirts of the world famous Epsom Downs, this beautifully presented detached bungalow has been thoughtfully extended and lovingly maintained by the current owner over the past 22 years.

Offering generous, light filled accommodation with standout features including a stunning vaulted ceiling dining room, this superb home is ideal for discerning downsizers or those seeking single level living without compromising on space or style.

Just a short stroll away, a nearby bridle path opens up to ancient woodland walks and the vast open green spaces of The Gallops and the Downs, stretching from Headley through Walton on the Hill to Tadworth. Nature lovers will also appreciate the 640 acre WWI Centenary Wood, developed by the Woodland Trust, right on the border of Langley Vale, perfect for exploring rolling hills and tranquil countryside.

As you enter the property, you're immediately struck by the



welcoming and well balanced layout. The entrance hall provides access to all rooms, offering both practicality and flexibility in the floor plan.

At the heart of the home is a bespoke, handmade kitchen, seamlessly connected to the stunning vaulted reception room. Currently used as a combined dining area and home office, this bright and airy space flows effortlessly into the spacious living room, perfect for entertaining family and friends.

To the front of the home are two well proportioned bedrooms and a generous family bathroom, all finished to a high standard.

The South facing rear garden is a true oasis, offering exceptional privacy and tranquillity. A beautifully landscaped patio with a soothing waterfall feature provides the ideal setting for relaxation or al fresco dining. The garden includes a central lawn, a potting shed, a secluded vegetable patch, and a detached garden office that also serves as a gym, catering to both work and leisure.

Fully enclosed with side access and a charming five bar gate, the property also benefits from a detached garage and ample driveway parking.

Langley Vale is a peaceful village on the fringes of Epsom Downs, home to the iconic Derby. While predominantly residential, the area features a local shop, petrol station, village hall, and a primary school.

Nearby Epsom town centre offers a wide variety of amenities including The Ashley Centre shopping mall, Epsom Playhouse, the Rainbow Leisure Centre, and David Lloyd gym. There is also a great selection of cafés, pubs, and restaurants.

For commuters, Epsom provides excellent transport links into London, while Junction 9 of the M25 is just a short drive away, offering easy access to Heathrow and Gatwick airports.

Tenure: Freehold  
Council Tax Band: E



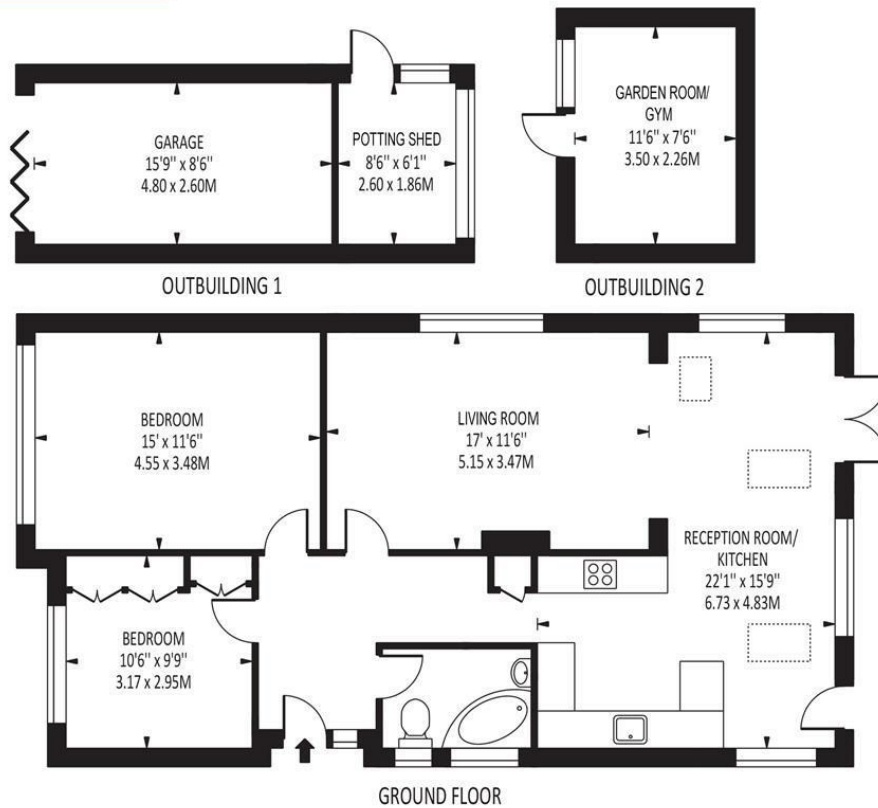


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## Grosvenor Road

Total Area: 1187 SQ FT • 110.31 SQ M  
(Including Outbuilding 1 & 2)  
Outbuilding 1 Area : 196 SQ FT • 18.20 SQ M  
Outbuilding 2 Area : 85 SQ FT • 7.91 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 77        |
| 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.

