



Grosvenor Road, Epsom, Surrey  
Offers Over £600,000 - Freehold

WILLIAMS  
HARLOW



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Located on Grosvenor Road in Langley Vale, Epsom, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed layout includes two bathrooms, ensuring that family and guests alike can enjoy privacy and ease.

Situated near the renowned Epsom Downs Racecourse, this bungalow is ideally located for those who appreciate the beauty of the outdoors. The surrounding area boasts great country walks, allowing residents to immerse themselves in the picturesque landscapes that Epsom is known for.

This property is perfect for families, retirees, or anyone seeking a peaceful retreat while still being close to local amenities. With its inviting atmosphere and prime location, this bungalow is a wonderful opportunity for those looking to make a home in a tranquil yet vibrant community. Don't miss the chance to view this charming property and experience all that it has to offer.

## THE PROEPRTY

An extended three bedroom detached bungalow in modern condition, located in a semi-rural location a stones throw away from the popular Epsom Downs Racecourse. This property offers a blend of sleek modern design paired with quiet comfortable living.

## OUTDOOR SPACE

15.24m x15.24m (50 x50)

The property offers a sympathetic plot and works as charm for any family looking to entertain or garden enthusiast. There is a raised decked area perfect to enjoy those warm summer evenings followed by a level area of lawn with mature plant & shrub boarders.

## THE LOCAL AREA

Within the wider Epsom area, its immediate locality is between Epsom Racecourse and Langley Vale Village. Semi-rural with racing yards very close by, the picturesque early morning sight

of a string racehorses being led to the gallops is a familiar one. That said both the M25, A217 and A3 are all easily accessed by car and link Southern England and the international airports with ease. Still within the M25, the train commute into London from Epsom, Ashted, Ewell West or Epsom Downs is quick and options assure reliability. Epsom town centre includes Gails, Pizza express, Marks and Spencer and Waitrose within the long high street. The surrounding villages, Ashted and Banstead, offer attractive options. Surrey Hills is also very close by should you wish to escape for country walks.

## WHY YOU SHOULD VIEW

It would be hard to better this property if you are seeking a three bedroom detached bungalow located in a peaceful location. The aspirational buyer looking to upsize or downsize, this property will suit many purchasers requirements.

## LOCAL SCHOOLS

The Vale Primary School State School Ofsted: Good  
St Martins Church of England Junior School 7 -11 Years Mixed  
St Martins Church of England Infant School 5-7 Years Mixed  
City of London Freeman's School Independent School 8 – 18 yrs Mixed  
Rosebery School Ofsted Outstanding 11 – 18 yrs Girls  
Epsom College Independent School 11-19 Years Mixed

## LOCAL TRANSPORT

Ewell West - Vauxhall 28 mins, Waterloo 33 mins (Zone 6)  
Epsom - Victoria 45 mins, London Bridge 43 mins, Waterloo 35 mins  
Ashted - Victoria 47 mins, Waterloo 42 mins  
Tadworth - London Bridge, 55 mins (Zone 6)  
Epsom Downs - London Victoria 1 hr (Zone 6)  
Tattenham Corner - London Bridge, 1 hr (zone 6)

Buses: E5 Epsom town centre

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Epsom & Ewell BAND E £2,953.91 2025/26



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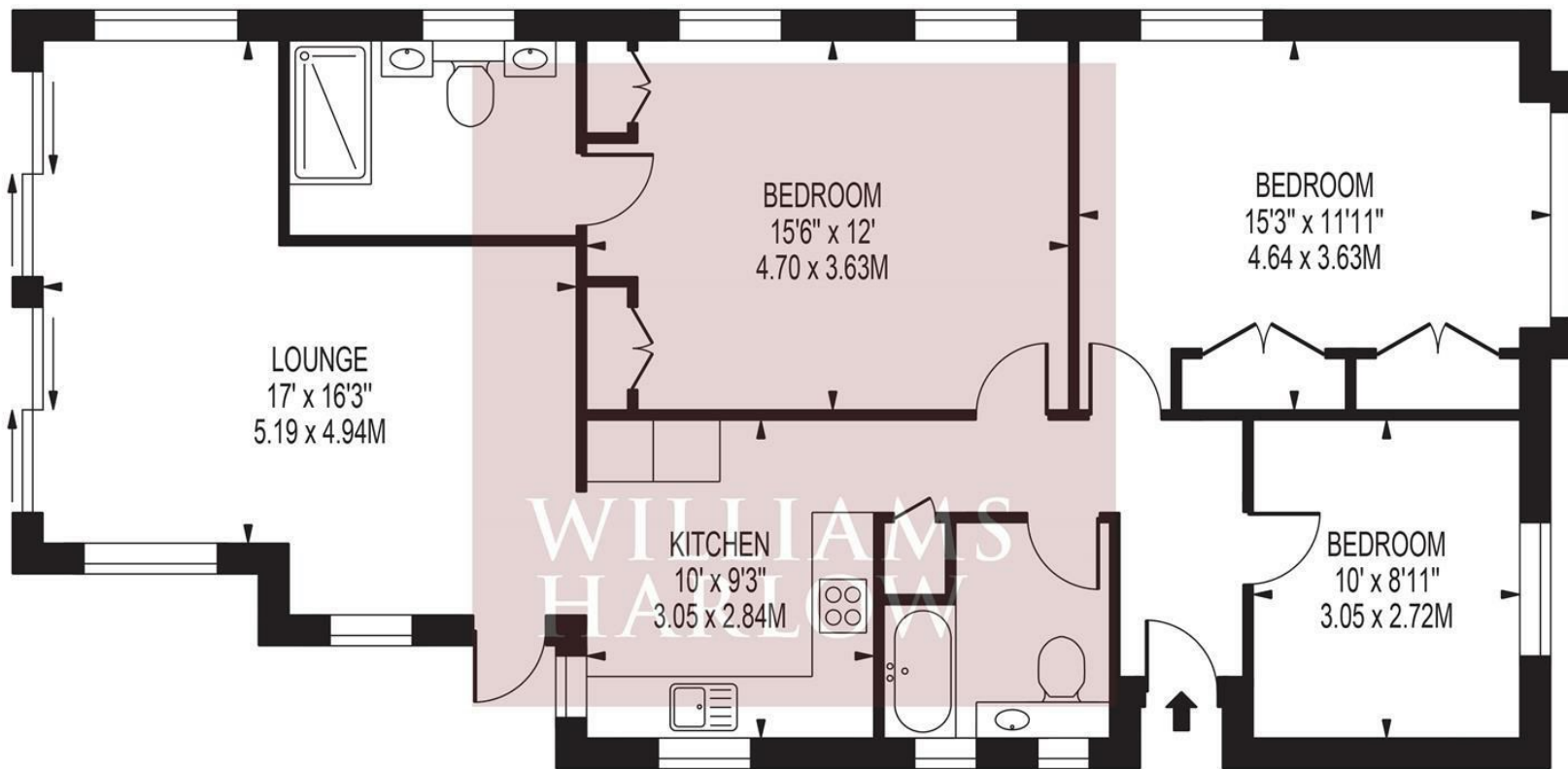
31 High Street, Banstead, Surrey,  
SM7 2NH

[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## GROSVENOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 965 SQ FT - 89.65 SQ M



### GROUND FLOOR

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 OR 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                                   |         | 64                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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