

## Grosvenor Road Epsom Downs, Surrey KT18 6JH

A four bedroom semi detached home located in this much favoured residential location close to the famous Epsom Downs Racecourse. The property has been sympathetically extended and affords excellent family accommodation arranged over two floors and benefits from a downstairs shower room and first floor bathroom. The property is immaculately presented throughout and also provides private off road parking and landscaped rear gardens extending to approximately 78'0 x 30'0 feet. There are shutter blinds throughout. Zoned underfloor heating to the ground floor and wet areas. Gas central heating. Double glazing. **SOLE AGENTS**

**Asking Price £650,000 - Freehold**





## FRONT DOOR

Steps up to replacement front door with lighting either side, giving access through to the:

## ENTRANCE HALL

Wooden flooring. Downlighters. Underfloor heating control.

## LOUNGE

Window to the front. Fireplace feature with wooden mantle, log burner and brick hearth. Wooden flooring. Downlighters. Alarm control panel. Antique radiator. Stairs to the first floor with attractive balustrade. Storage cupboard. Illuminated shelving. Doorway providing access through to the:

## KITCHEN/DINING ROOM

A double aspect open plan room. Double opening French doors to the rear and further part glazed door to the side. Glass atrium above. High quality granite work surfaces with a central island with cupboards and drawers below. Further run of work surface with a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Full height cupboard with double opening doors suitable for concealing an American style fridge freezer. Eye level cupboards. Fitted extractor. Electric range cooker (available by separate negotiation). Exposed panelled wall. Downlighters. Wooden flooring.

## BEDROOM FOUR

A good sized double room with window to the front. Downlighters. Storage cupboard.

## WET ROOM

Fitted to an exceptionally high standard comprising of tiled floor and fully tiled walls with mirror. Wash hand basin set on a marble plinth. Shower with both rain shower and hand held attachment. Wall mounted extractor. Window to the rear. High flush WC.

## FIRST FLOOR ACCOMMODATION

### GOOD SIZED LANDING

Access to part boarded loft void. Part panelled walls. Window to the side.

### BEDROOM ONE

Window to the front. Part panelled walls. Downlighter. Radiator. Wooden flooring.

### BEDROOM TWO

Window to the rear enjoying a pleasant outlook over the rear garden. Wooden flooring. Radiator.

### BEDROOM THREE

Window to the front. Radiator. Part panelled walls. Overstairs storage cupboard.

## HIGH QUALITY RE-FITTED BATHROOM

Claw and ball freestanding bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Radiator. Towel rail combination. Half height marble tiling with tiled floor. Obscured glazed window to the rear. Downlighters.

## OUTSIDE

### FRONT

Tastefully landscaped and is laid granite block interspersed with flower/shrub borders. Mature olive tree to the front. Low rising brick retaining wall marking the front boundary. Recess lighting. There is useful side access to the rear garden via a wooden garden gate which is currently sealed but can be re-instated with ease.

### PARKING

Granite chipped driveway edged with granite block providing parking for up to three vehicles.

### SIDE PATIO AREA

Principally paved with lighting under a pergola. Outside tap. Access to the rear garden.

### UTILITY ROOM

2 x runs of quartz work surfaces incorporating a sink drainer with mixer tap. Spaces for two domestic appliances. A good sized cupboard housing the pressurised water cylinder. Wall mounted gas central heating boiler. Downlighters. Glazed door providing access to:

### LARGE STORE

Power and lighting.

## LANDSCAPED REAR GARDEN

23.77m x 9.14m approximately (78'0 x 30'0 approximately)  
Tastefully landscaped which affords a patio expanding the immediate rear of the property benefitting from outside lighting. Outside hot and cold taps. Steps up to a gravel pathway either side there is an area of level lawn. Selection of ornamental palms. Two further steps up to a further gravel path where there are two further areas of lawn. There is a raised planter towards the end of the garden.

## OUTDOOR OFFICE/SUMMER HOUSE

Power and lighting. Data connection. Ideal for a home office. In front of which there is a pergola feature with lighting.

## COUNCIL TAX

Epsom & Ewell Borough Council BAND E £2,821.30 2024/25





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WILLIAMS  
HARLOW

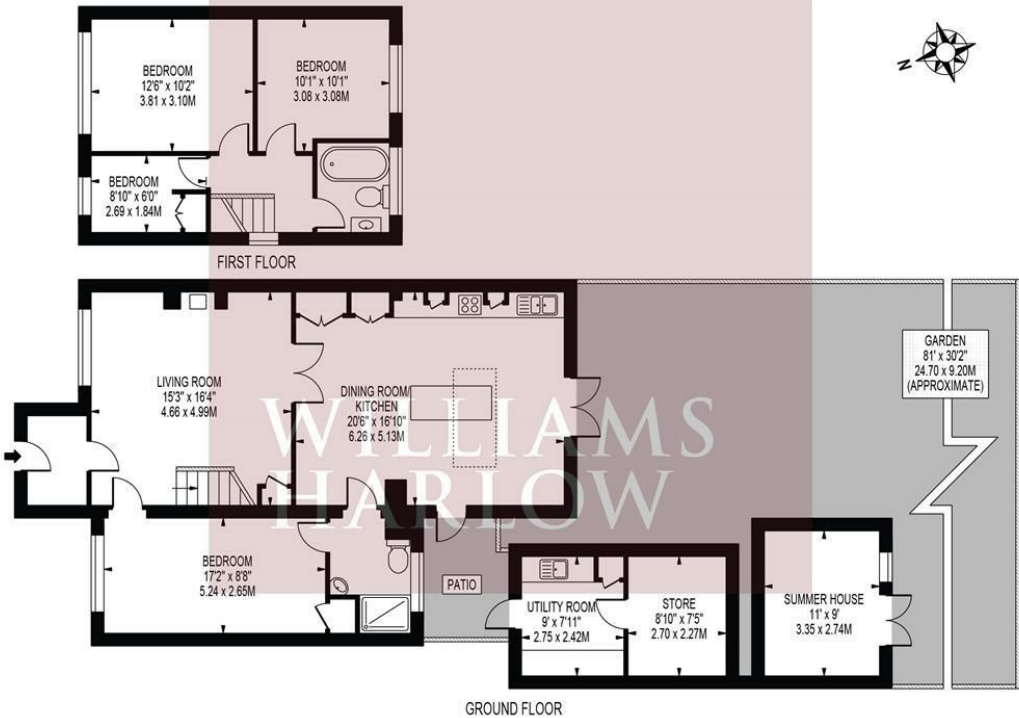
DAISY COTTAGE,  
GROSVENOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1241 SQ FT - 115.25 SQ M  
(EXCLUDING UTILITY ROOM, STORE & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF UTILITY ROOM: 72 SQ FT - 6.66 SQ M

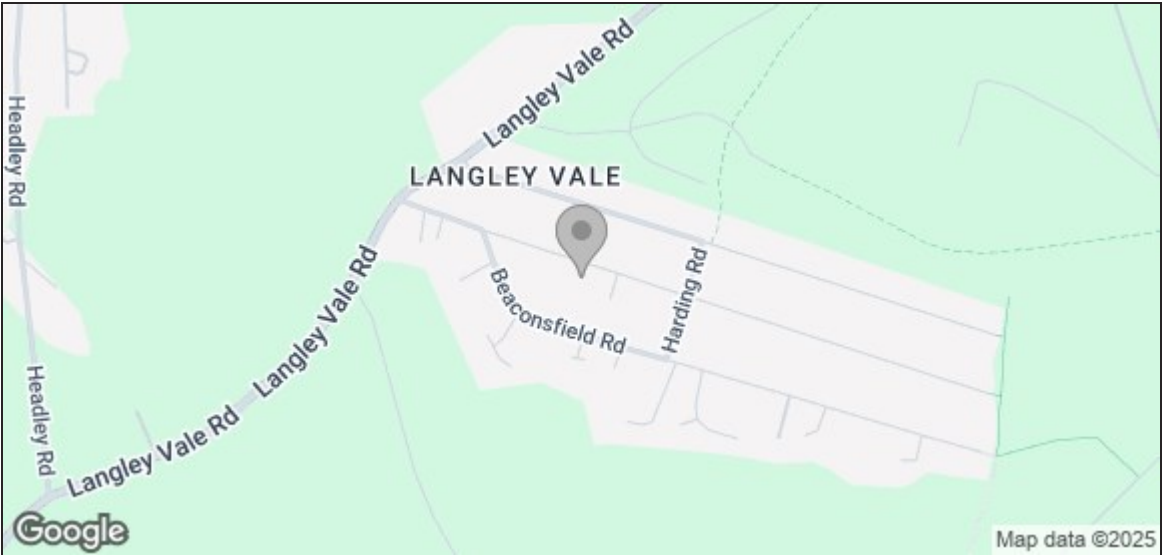
APPROXIMATE GROSS INTERNAL AREA OF STORE: 66 SQ FT - 6.13 SQ M

APPROXIMATE GROSS INTERNAL AREA OF SUMMER HOUSE: 99 SQ FT - 9.18 SQ M



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		82
(81-91) B		
(69-80) C	69	
(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		