



**82a Grosvenor Road, Epsom, KT18 6JB**  
**Guide price £630,000**



## NO ONWARD CHAIN

A detached family home requiring modernisation throughout located in the ever popular village of Langley Vale on the cusp of the world famous Epsom Downs.

Current ground floor accommodation comprises of a good size entrance hallway with ample storage cupboards, a downstairs toilet, a large fitted kitchen/breakfast room and a generous through lounge/dining room with sliding doors onto the pleasant patio area and garden beyond.

Upstairs there are three really well proportioned bedrooms, with lovely views to the front, a family bathroom and en suite shower room to the rear bedroom. There is also access to a large loft space.

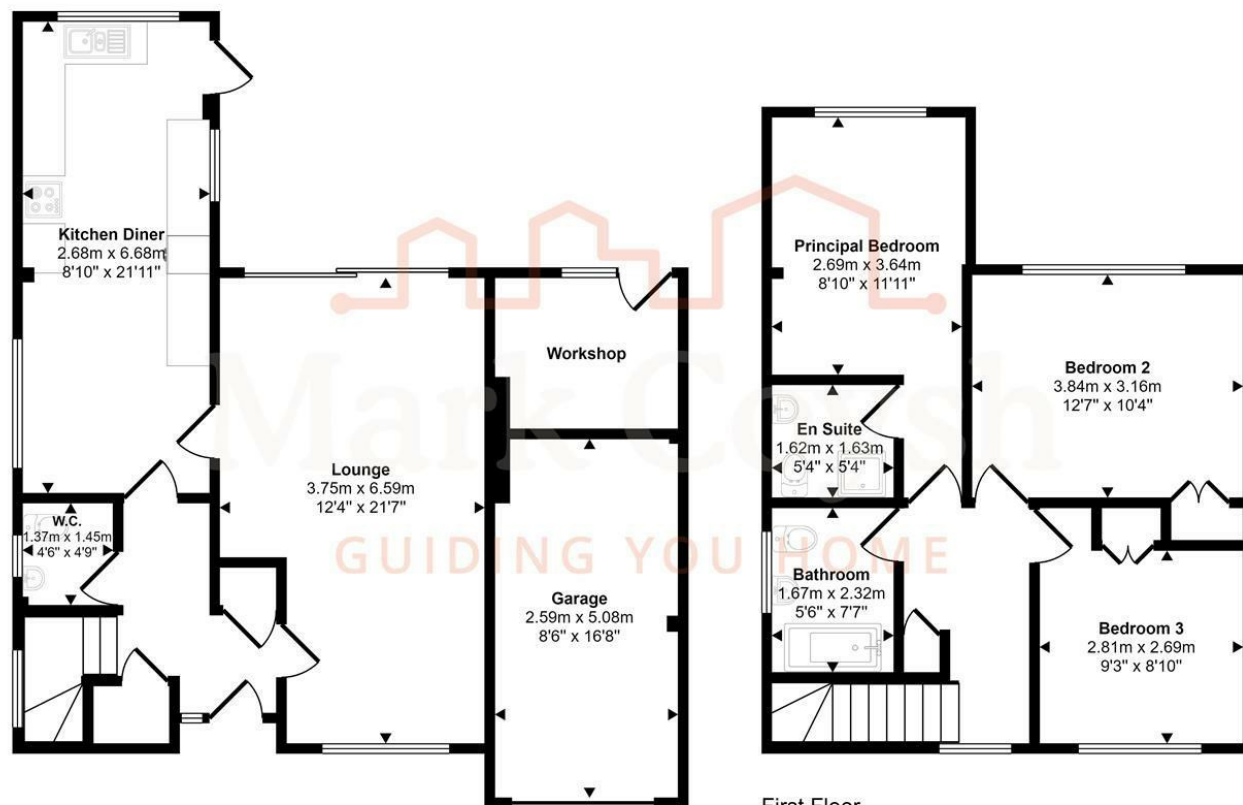
The rear garden is well established, mainly laid to lawn with a paved patio area, hard standing for a green house, rear access to a workshop and side access to the front of the property where there is a large driveway and a garage with an electric up and over door.

This desirable location benefits from easy access to many sought after schools, several train stations, a choice of good local shopping facilities in nearby Epsom, Ashted and Banstead and abundant parks, common lands and woodlands.





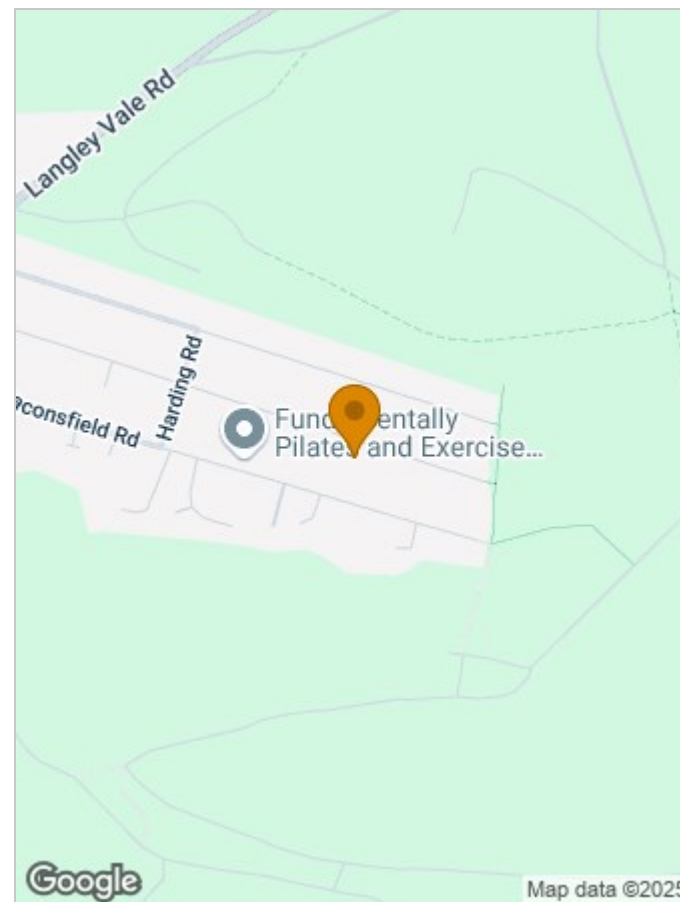
Approx Gross Internal Area  
121 sq m / 1306 sq ft



Ground Floor  
Approx 71 sq m / 767 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor  
Approx 50 sq m / 540 sq ft



| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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