



111 Grosvenor Road, Epsom
Epsom

Guide Price **£700,000**



111 Grosvenor Road

Epsom, Epsom

Stunning 4/5-bed semi-detached house in Epsom Downs. Eco-friendly with solar panels, garden oasis for al fresco dining. Close-knit community, 4 rec. rooms incl. conservatory. Impressive outdoor space with patio. Privacy and convenience near Epsom Downs Racecourse.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Integrated Garage
- Solar Panels
- Lovely Garden
- Epsom Downs Location
- Close-knit Community Feel
- Four Reception Rooms
- Off Street Parking
- Four/Five Bedroom Family House
- Conservatory



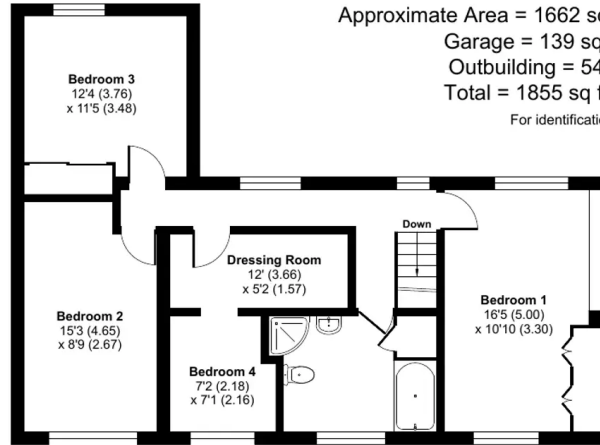
Nestled in the highly sought-after Epsom Downs neighbourhood, this stunning 4/5-bedroom semi-detached house epitomises family living. Boasting an integrated garage and solar panels, this eco-friendly property not only reduces its carbon footprint but also guarantees efficiency in modern living. The charming garden, well-maintained and brimming with lush greenery, provides a tranquil retreat perfect for relaxation or al fresco dining. Offering a close-knit community feel, this residence is ideal for families seeking a safe and welcoming environment. With four reception rooms including conservatory, there is ample space for entertaining guests or enjoying quiet family moments. The spacious off-street parking adds convenience to daily life, making this property a true gem in a prime location.

Step outside into the impressive outdoor space with large patio, where endless possibilities await. The generous garden is a private oasis for residents to escape the hustle and bustle of every-day life. Whether you desire a peaceful morning coffee in the sunshine or an evening barbeque under the stars, this expansive garden offers the perfect setting for all your outdoor activities. Tucked away in a serene corner of Epsom Downs, this property provides a rare blend of privacy and convenience. With the Epsom Downs Racecourse just a stone's throw away, residents can enjoy the excitement of race days right at their doorstep. Embrace the beauty of nature and the joys of community living in this exceptional four/five-bedroom family house with a harmonious mix of indoor elegance and outdoor bliss.

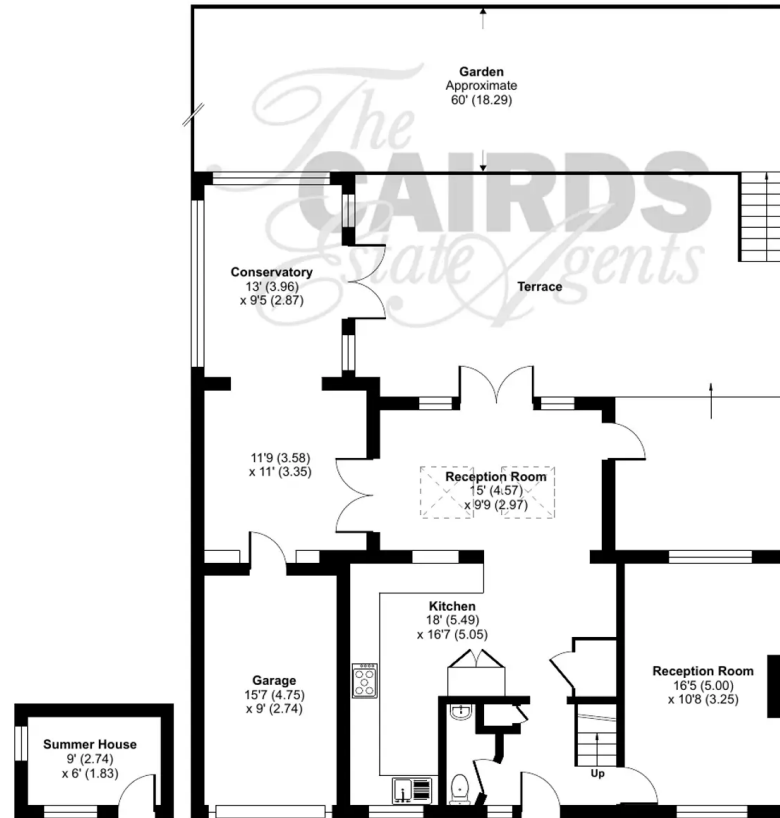
Grosvenor Road, Epsom, KT18



Approximate Area = 1662 sq ft / 154.4 sq m
Garage = 139 sq ft / 12.9 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1855 sq ft / 172.3 sq m
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Cairds. REF: 1106472





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk