



Yew Tree Gardens, Epsom, KT18 7HH

welcome to

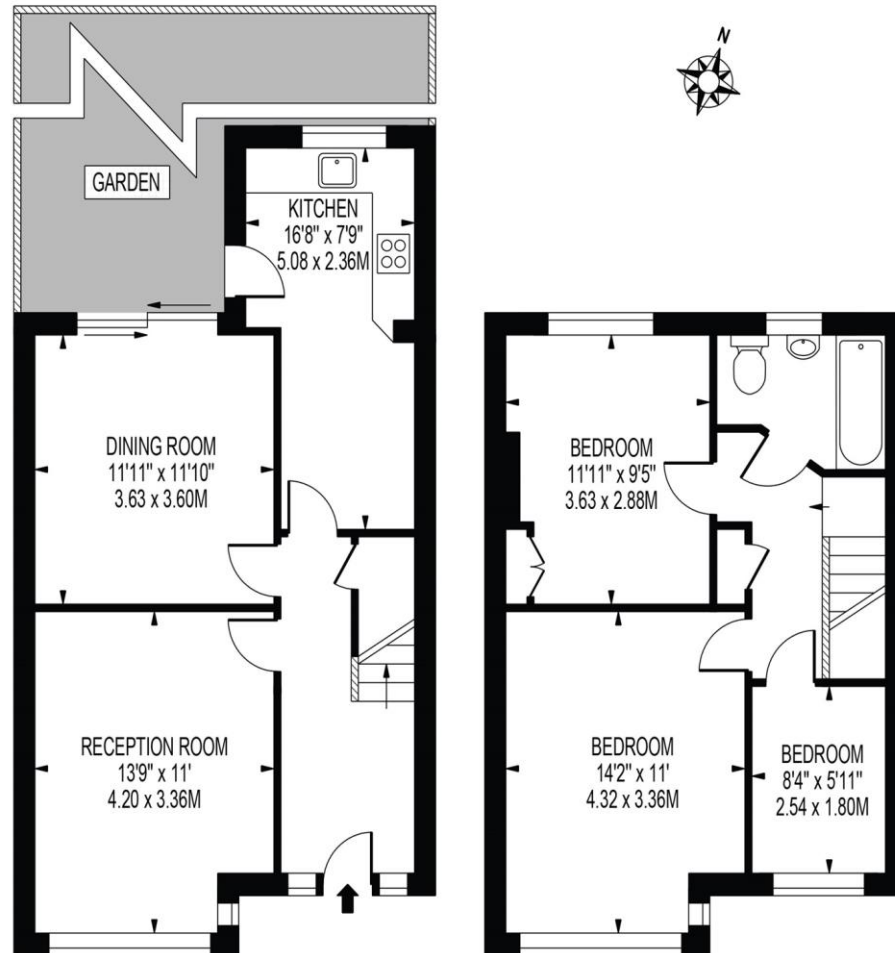
Yew Tree Gardens, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom mid terrace family home set in an exclusive cul-de-sac in the highly regarded Woodcote area of Epsom & offered to the market with no forward chain.



YEW TREE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 946 SQ FT - 87.92 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.

Barnard Marcus are pleased to present to the market this exceptional three-bedroom mid-terrace family residence, situated within a private cul-de-sac in the highly sought-after Woodcote area of Epsom. Offered with no onward chain, this property represents an outstanding opportunity for discerning buyers seeking a well-appointed home in a prestigious location.

The accommodation comprises three generously sized bedrooms, two bright and versatile reception rooms, a family bathroom featuring a modern three-piece suite, and a well-equipped fitted kitchen. Additional benefits include gas central heating and double-glazed windows throughout, ensuring comfort and energy efficiency.

Externally, the property boasts off-street parking and a private rear garden, complete with a patio area, a well-maintained lawn, and convenient rear access—ideal for both relaxation and entertaining.

Perfectly positioned within walking distance of Epsom railway station, residents enjoy frequent direct services to London Waterloo, Victoria, and London Bridge, making this an ideal location for commuters. The area is also renowned for its excellent local schools, further enhancing its appeal to families. This superb home combines comfort, convenience, and location, and early viewing is highly recommended.

welcome to

Yew Tree Gardens, Epsom

- Cul-de-Sac Location
- Mid Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110064



Property Ref:
EPS110064 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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