

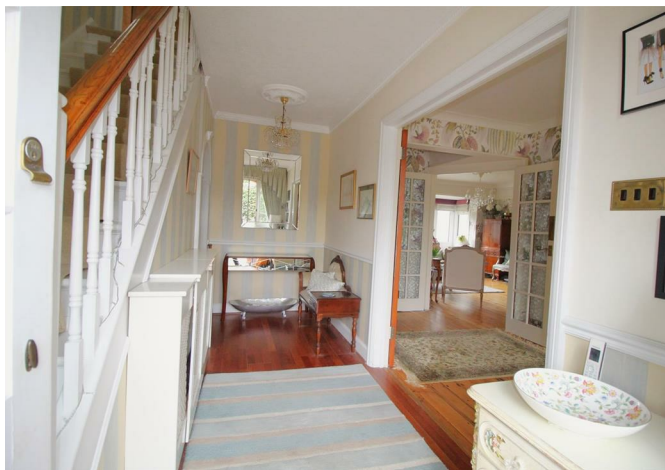
Mark Anthony

Estate Agents



35 Windmill Lane, Epsom, KT17 3AE
Offers in excess of £1,250,000





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Mark Anthony Estate Agents are delighted to bring to the market this wonderful four bedroom detached family home with an independent one bedroom Annex attached. This much loved, detached family home occupies a enviable position within one of Epsom's most sought after and rarely available roads. Set in the highly desirable Wallace Fields area, the property offers an impressive 2750 sq ft of well balanced, characterful accommodation and is brought to the market with a complete onward chain.

The main property comprises welcoming entrance hall leading to a gorgeous dining room with deep bay window flooding the room with light and feature fireplace, reception room with feature log burning stove and door leading to patio and garden, cottage style family kitchen breakfast room with range cooker and integrated appliances, inner hallway with deep larder and door to utility area with doors to the garage and rear garden. Ground floor accommodation is completed with a cloakroom.

The first floor provides four double bedrooms and family bathroom with bath and modern walk in shower.

The attached one double bedroom annex is an ideal space for independent relative or even an air b and b. Accessed via own front door, the accommodation comprises reception / dining room, kitchen, double bedroom and bathroom.

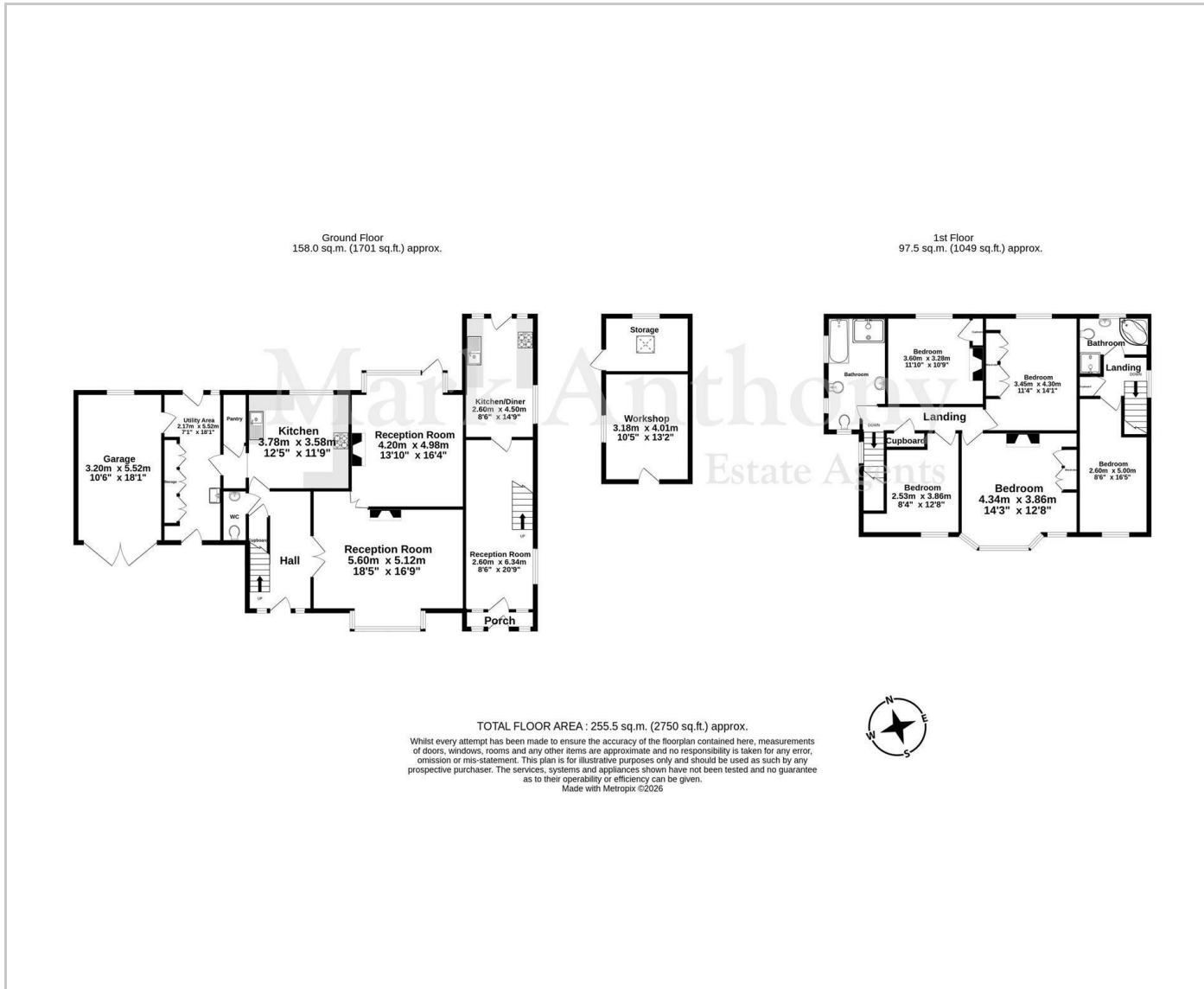
Outside the mature rear garden measuring 110 ft x 60 ft is a wonderful family and entertaining space, with lawned area, summerhouse and brick built workshop that could be converted to the home office or gymnasium.

To the front, a generous driveway provides ample off street parking and access to the garage, completing the properties excellent kerb appeal.

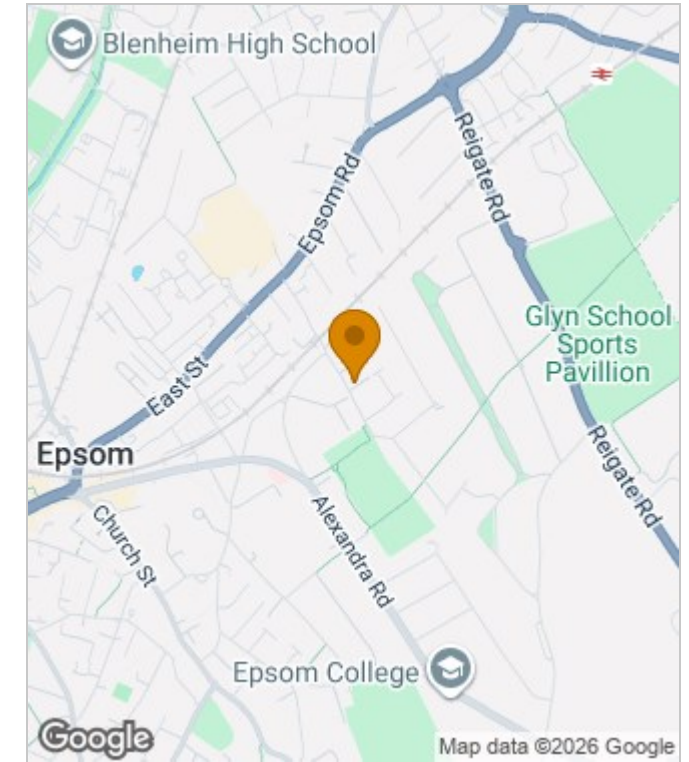
- Wonderful four bedroom detached family home with independent one bedroom Annex attached
- Set in the highly desirable Wallace Fields area, the property offers an impressive 2750 sq ft of well balanced, characterful accommodation and is brought to the market with a complete onward chain
- Windmill Lane is a highly requested and family friendly road, perfectly positioned for easy access to excellent local schools, mainline station and Alexandra Park
- Reception room with feature log burning stove and door leading to patio and garden
- Dining room with deep bay window flooding the room with light and feature fireplace
- Annex comprising: Reception/dining room, kitchen, double bedroom and bathroom
- Predominantly lawned rear garden measuring 100 ft x 60 ft with summerhouse and brick built workshop
- Generous driveway provides ample off street parking and access to the garage
- Homes of this calibre in Wallace Fields are seldom available, early viewing is highly recommended
- Epc Rating D



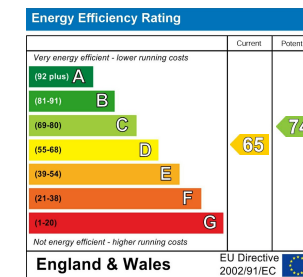
Floor Plans



Area Map



Energy Performance Graph



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