



Yew Tree Bottom Road, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Periphery of world famous Epsom Downs
- Enjoying a plot of 0.19 of an acre
- Four generous double bedrooms
- Two large reception rooms
- Two ensuite shower rooms & main bathroom
- Offering 2005 Sq. Ft in total
- Kitchen with island and utility room
- Large driveway with parking and garage
- 73ft x 50ft South facing garden
- Further scope to extend STPP



Coming to the market with no onward chain, this deceptively spacious and cleverly extended detached home enjoys a highly sought-after position on Yew Tree Bottom Road, just moments from the open spaces of the world-famous Epsom Downs.

Set within a 0.19-acre plot, the property has been thoughtfully extended, updated, and well maintained over the years, resulting in a home that offers both flexibility and practicality.

With over 2,000 sq ft of accommodation, generous proportions throughout, and scope for further extension if desired, opportunities to secure a property of this calibre in such a coveted location are exceptionally rare.

The house immediately impresses with its attractive frontage and large driveway, creating a welcoming approach. Inside, a spacious central hallway sets the tone, with accommodation that flows beautifully and makes the most of natural light.

At the heart of the home is a well-appointed kitchen overlooking the south-facing garden, complemented by a utility room for everyday convenience. A dual-aspect sitting room with feature fireplace and French doors onto the terrace, along with a separate dining room also opening to the garden, provide the perfect settings for both entertaining and relaxed family living.

The ground floor further offers three double bedrooms, one with its own en-suite shower room, and two serviced by a modern family bathroom. All enjoy built-in storage, enhancing the practicality of the layout. From the hallway, a staircase leads to the first floor where the principal bedroom enjoys a sense of privacy, complete with an en-suite shower room and extensive storage.

Outside, the property continues to impress. The front elevation is complemented by a 16ft garage and well-maintained driveway, while the rear of the home boasts a beautifully secluded 73ft by 50ft south-facing garden. A stylish pergola with adjustable slats extends the entertaining space, and a summer house provides a

tranquil retreat, particularly in the warmer months. There is also consent in place to use land beyond the current title boundaries, with the potential to purchase subject to separate negotiation.

Homes on Yew Tree Bottom Road are always in high demand, and this one stands out for its space, versatility, and superb location. With local schools, everyday amenities, and the vast open spaces of the Downs all within easy reach, as well as Tattenham Corner station just a short walk away, this is a home that combines convenience with an enviable lifestyle. The nearby towns of Epsom and Banstead also offer comprehensive shopping, leisure, and transport facilities.

Tenure: Freehold.
Council Tax Band: G.



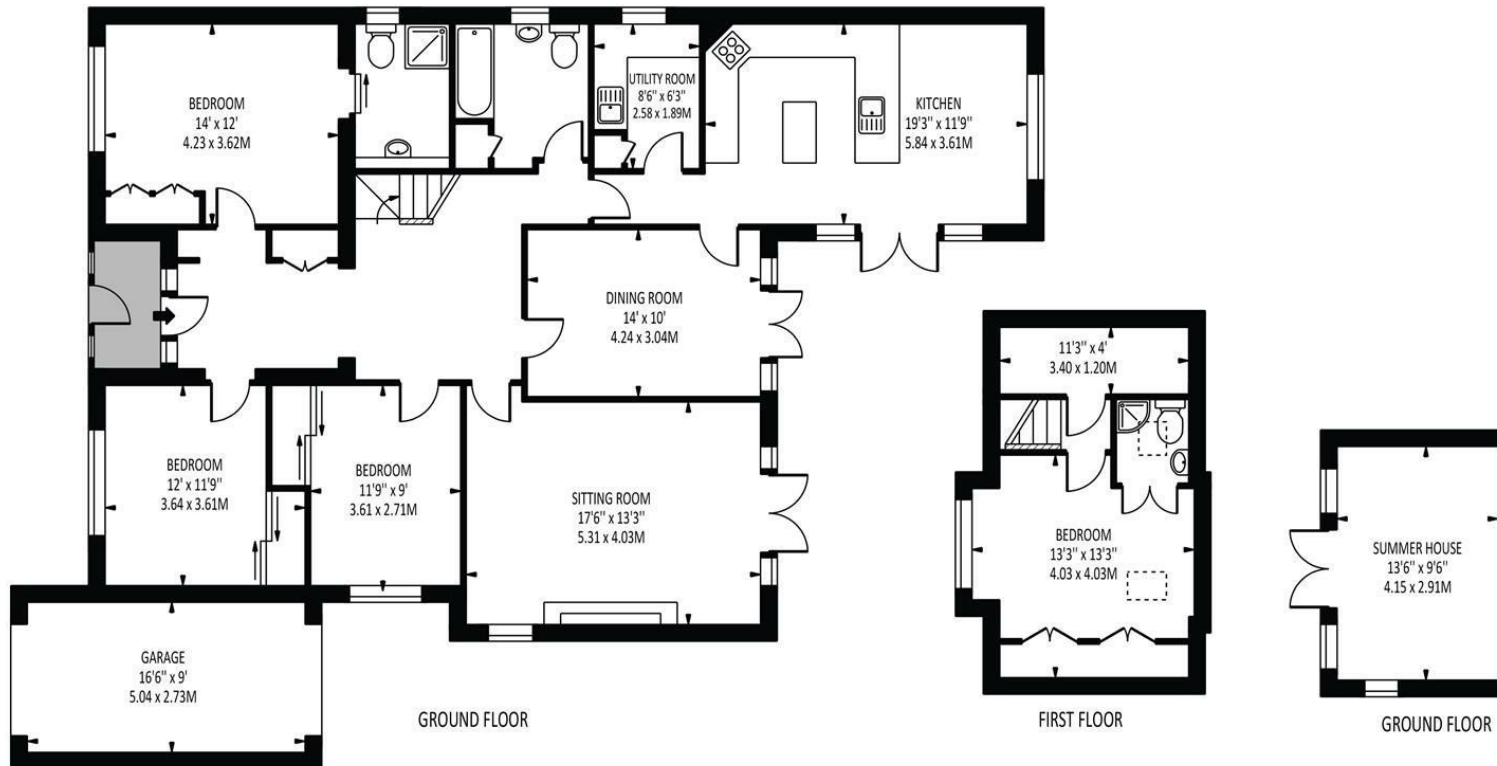


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Yew Tree, Bottom Road

Total Area: 2005 SQ FT • 186.27 SQ M
(Including Summer House & Garage)
Summer House Area : 130 SQ FT • 12.08 SQ M
Garage Area : 148 SQ FT • 13.76 SQ M



Disclaimer: 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 of 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 53 | 76 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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