

Mark Anthony
Estate Agents

Pine Cottage 9 Yew Tree Bottom Road, Epsom, KT17 3NE

Offers in excess of £950,000

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Mark Anthony Estate Agents are proud to bring to the market this wonderful family home located moments from the picturesque open spaces of Epsom Downs. This superb property has been modernised to provide a luxurious family kitchen with vaulted ceilings flooding the room with natural light whilst maintaining its uniqueness with Inglenook fireplace and an abundance of original character.

The high quality of the accommodation on offer is immediately obvious upon entering. The welcoming hallway leads to the all important home office/study and into the stunning dual aspect reception room accessing the rear garden with beamed ceiling and Inglenook fireplace all creating the perfect space to relax in. Off the reception room is the light and airy dining room and wonderful kitchen/breakfast room the ideal family hub. The ground floor accommodation is completed by and extremely useful utility room and cloakroom / WC.

To the first floor are three double bedrooms two having built in wardrobes with the spacious Master having a feature fireplace and family bathroom and additional separate WC.

The Southerly aspect rear garden is a gardeners dream extending to 215 ft and provides a wonderful place for the family to relax, play and entertain. The frontage provides ample off road parking and lead to the garage.

Viewing is essential to appreciate all this wonderful family home has to offer.

Located within easy reach of local schools, local amenities, and the picturesque open spaces of Epsom Downs. Tattenham Corner and Epsom Downs Stations are easily accessible and Banstead, Epsom, Ewell West and East Mainline Stations are a short drive. The town of Epsom and Banstead Village are located close by and offer comprehensive shopping, leisure facilities and transport links.

- Detached family Home
- Three double bedrooms
- Unique property with Inglenook fireplace and an abundance of original character
- Luxurious family kitchen with vaulted ceilings and separate utility room
- Dual aspect reception room the perfect space to relax in
- Home office /study
- 215 ft Southerly aspect rear garden
- Ample off road parking and garage
- Located within easy reach of local schools, local amenities, and the picturesque open spaces of Epsom Downs
- EPC Rating: D







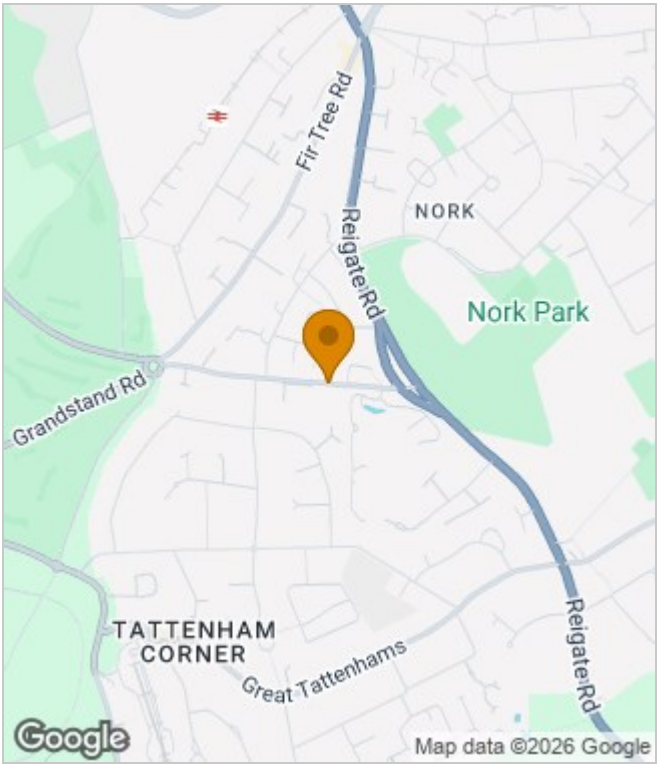


Floor Plans

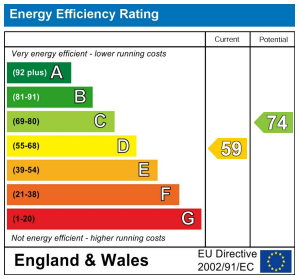


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Not to scale, for guidance only and must not be relied upon as a statement of fact, All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Area Map



Energy Performance Graph



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