Yew Tree Bottom Road, Epsom Downs

The PERSONAL Agent

Guide Price £925,000

Freehold

- Periphery of world famous Epsom Downs
- Enjoying a plot of 0.19 of an acre
- Four generous double bedrooms
- Two large reception rooms
- Three ensuite shower rooms & main bathroom
- Offering 2069 Sq. Ft in total
- Kitchen linking to utility room
- Large driveway with parking
- 90ft x 50ft South facing garden
- Further scope to extend STPP

Set within a much requested residential road, just moments from the open spaces of the world famous Epsom Downs, this deceptively spacious and cleverly extended detached home benefits from a fantastic position and enjoys a plot of 0.19 of an acre in total. The property is offered to the market in very good order having been extended, updated, and well maintained over the years by previous owners.

This genuinely is a rare opportunity to secure this fine home in one of the most coveted locations and the property itself enjoys an incredibly well-balanced layout, that is flexible and perfect for several different buyer types with a great deal of further scope to extend if desired. When you couple the generous room sizes it provides, with its optimally sized plot and secluded 90ft x 50ft direct South facing rear garden, finding a more impressive home on the doorstep of the Downs, will be a very difficult task indeed.

The attention to detail and wonderful presentation of this property is immediately evident from the moment you pull onto the large driveway. Benefitting from 2069 sq ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly day to day living without any compromises.

As soon as you step into the large welcoming, central entrance hall the wonderful feel of this house is immediately apparent with accommodation that flows perfectly and makes the most of the natural light.

At the heart of the property is an impressive living/dining/family room that is perfect for entertaining and links to the beautiful private rear garden. There is a kitchen that links to a utility room, a spacious separate home office / TV snug and two generous double bedrooms that complete the ground floor, with one of these being served by a modern ensuite and the other served by a modern family bathroom.

From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. The 24ft principal bedroom is such a great size and enjoys a wonderful outlook to the rear as well as the ensuite shower room, whilst the further guest bedroom is incredibly well proportioned and is also served by an ensuite shower room.

Outside the property benefits from a well-maintained frontage with an attractive brick block driveway, creating the ultimate first impression. In addition there is a useful detached garden shed, as well as a rear garden which is wonderfully private, and measures 90ft x 50ft at its maximum.

Homes on Yew Tree Bottom Road are always popular, especially one as flexible and spacious as this. Located within easy reach of local schools, local amenities, and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - F

KITCHEN

First Floor

Ground Floor

Yew Tree Bottom Road, Epsom

Total Area: 192.3 m² ... 2069 ft²

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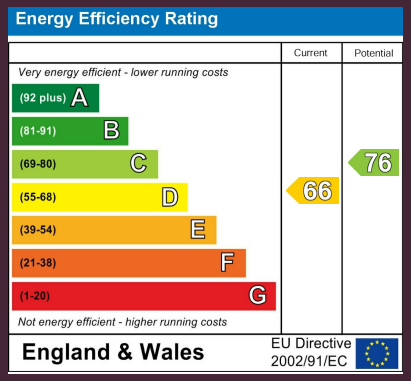

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