



Christ Church Mount, Epsom



Offers In Excess Of £975,000 Freehold

- Heart of the Chase Estate
- Four double bedrooms
- Two generous reception rooms
- Stunning kitchen/dining room
- Cloakroom & separate utility room
- En-suite shower room
- Spacious family bathroom
- 50ft x 45ft secluded garden
- Garage & driveway
- Excellent school catchment

Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and cleverly extended detached family home benefits from flexible and spacious accommodation and is presented in immaculate order.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.



Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links to the beautifully secluded garden with covered veranda.

There is a 20ft living room with wood burning stove and a separate family room/ home office. The ground floor is completed by a large downstairs cloakroom and separate utility room.

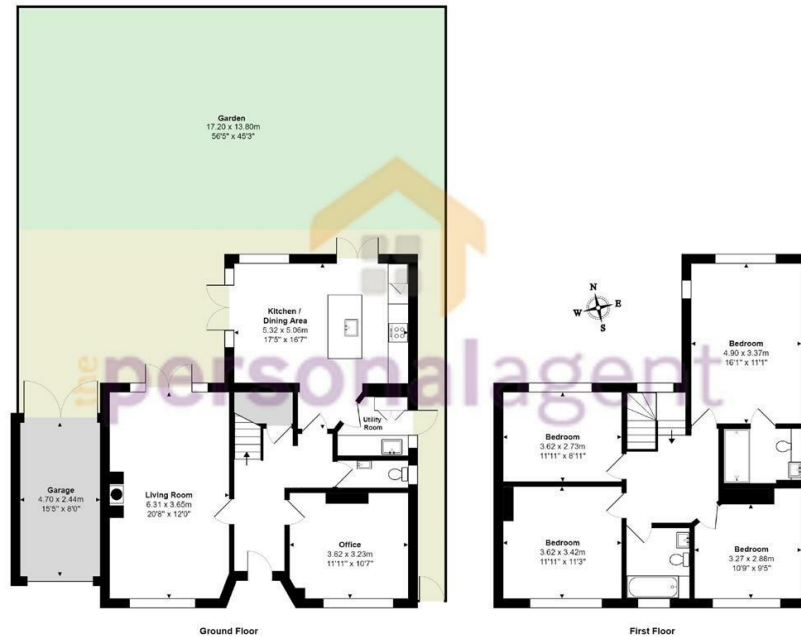
From the generous entrance hallway a staircase leads to the large first floor landing where the spacious accommodation continues.

The superb master bedroom is served by a modern en-suite shower room, whilst the three further double bedrooms are incredibly well proportioned and are served by a spacious contemporary family bathroom.

Outside the property benefits from a well maintained frontage that provides off road parking on its driveway. There is a generous garage with access to the secluded rear garden which is wonderfully private and easily manageable measuring 50ft x 45ft with further side gate providing secure access. Epsom Town Centre with its mainline station that provides regular links into London are just 0.7 of a mile away and the gorgeous Stamford Green conservation area is just moments away.







Ground Floor

First Floor

Christ Church Mount, Epsom
Total Area: 160.5 m² - 1727 ft² (excluding garden)
FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate representation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.

The above statement applies to both '888 Moving London LTD and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© 888 Moving London LTD (www.888moving.london)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **thepersonalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





the personal agent