



Christ Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £950,000 Freehold

- Overlooks Stamford Green and scenic pond
- Offered with added benefit of no onward chain
- Generous 0.16 acre secluded plot
- 103ft mature and private rear garden
- Spacious 23ft main reception room
- Flexible layout with five usable bedrooms
- Large kitchen/dining area with garden access
- Detached 19ft workshop and potting shed
- Walking distance to town and station
- Excellent school catchment area nearby

With an enviable outlook directly over the Stamford Green conservation area and tranquil pond, this spacious and versatile detached home is located on the edge of the ever popular Chase Estate. Offering 2,188 square feet of flexible accommodation and occupying a generous plot of 0.16 acres, the property is presented to the market with no onward chain, and represents a rare opportunity to create a truly bespoke family home in one of Epsom's most desirable settings.

The house enjoys a beautifully balanced layout that caters perfectly to the needs of a growing family. The ground floor comprises a substantial 23ft main reception room, along with two additional rooms currently used as bedrooms, though equally well suited to use as a study, playroom, or snug. The kitchen and dining area provide a great central hub for the home, with direct access to the garden, and are complemented by a separate utility room and a smart, modern shower room for added convenience.



Upstairs, there are three generously sized double bedrooms, all benefiting from built in storage. The guest bedroom includes an ensuite cloakroom, while a well appointed family bathroom serves the remaining rooms. The layout is practical and adaptable, and offers excellent potential for reconfiguration or extension, subject to the usual planning consents.

With a good sized driveway, the property also enjoys a mature rear garden extending to approximately 103 feet. Wonderfully private and filled with established planting, this outdoor space offers the perfect setting for entertaining, family living, or simply relaxing in peaceful surroundings. A detached outbuilding to the rear incorporates a potting shed and a 19ft workshop, offering additional flexibility for hobbyists or those seeking a home workspace.

The location is simply outstanding. Just a short walk from Epsom town centre and the mainline station, with frequent services to London Victoria, Waterloo and London Bridge, the property is also within the catchment for several excellent primary and

secondary schools.

Local amenities include the Ashley Centre shopping mall, Epsom Playhouse, and a wide choice of cafés, restaurants and pubs. Fitness and leisure facilities are nearby too, with the Rainbow Leisure Centre and David Lloyd Club both within easy reach, while the green open spaces of Epsom Downs, home to the world-famous Derby, are just a short drive away. For commuters, the M25 at Junction 9 offers convenient access to both Heathrow and Gatwick airports.

Such is the rarity of homes in this location, particularly those offering this level of potential, early interest is strongly encouraged. This is a home that offers immediate comfort and flexibility, with the exciting prospect of further development to create a truly remarkable family residence in a premier Epsom setting.

Tenure - Freehold
Council tax band - E



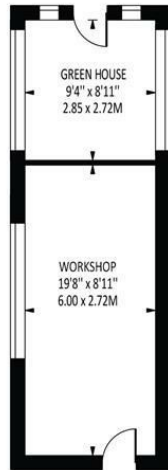


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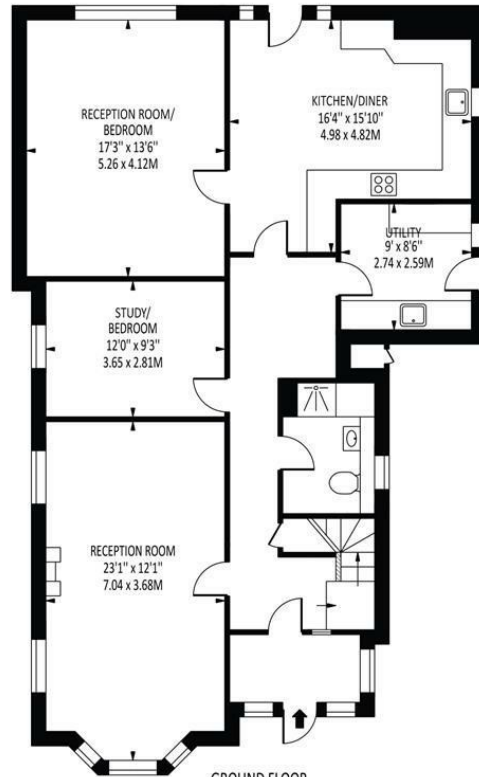


Christ Church Road

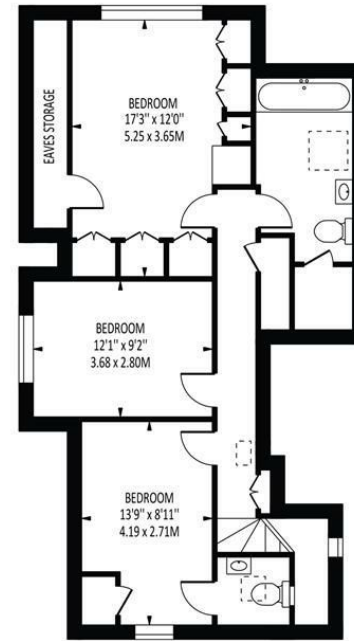
Total Area: 2188 SQ FT • 203.27 SQ M
(Including Eaves Storage & Outbuilding)
Eaves Storage Area : 32 SQ FT • 3.01 SQ M
Outbuilding Area : 262 SQ FT • 24.30 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

