

Kennedys'

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Chandler House
3 Alexandra Road
Epsom
KT17 4BH

Stylish and spacious, this three-bedroom ground floor apartment on Alexandra Road is just moments from Epsom High Street and offers over 1,370 sq. ft. of well-laid-out accommodation, complete with two private terraces and two secure underground parking spaces behind electric gates.

£625,000



3



1



2



2



• Luxury ground floor apartment

• 2 outdoor terraces

• High spec modern finish throughout

• 2 allocated parking spaces underground behind private gates

• No onward chain

• 3 Bedrooms

• 2 Bathrooms

• Communal gardens to the rear

• Situated in the heart of Epsom, with the high street and station walking distance

• Viewings by appointment only



PROPERTY DESCRIPTION

The apartment is entered via a welcoming hallway with a built-in storage cupboard. A generous open-plan kitchen, dining and living area forms the heart of the home, flooded with natural light and providing direct access to the rear terrace; perfect for relaxing or entertaining. The modern kitchen is well-appointed with integrated appliances and a central island, combining functionality with contemporary style.

The main bedroom enjoys access to one of the terraces and features built-in wardrobes and a sleek en suite shower room. There are two further bedrooms offering flexibility for family, guests or home working, as well as a stylish family bathroom and a separate utility room for added convenience. The entire apartment benefits from air conditioning throughout.

This property is ideally suited to professionals, downsizers or young families looking for a well-connected home with generous indoor and outdoor space in a desirable location.

Epsom is a historic market town in Surrey, known for its excellent transport links, outstanding local schools and attractive green spaces. The property is situated within easy reach of the High Street, which offers a wide variety of shops, cafés, restaurants and everyday amenities, including the Ashley Centre shopping mall.









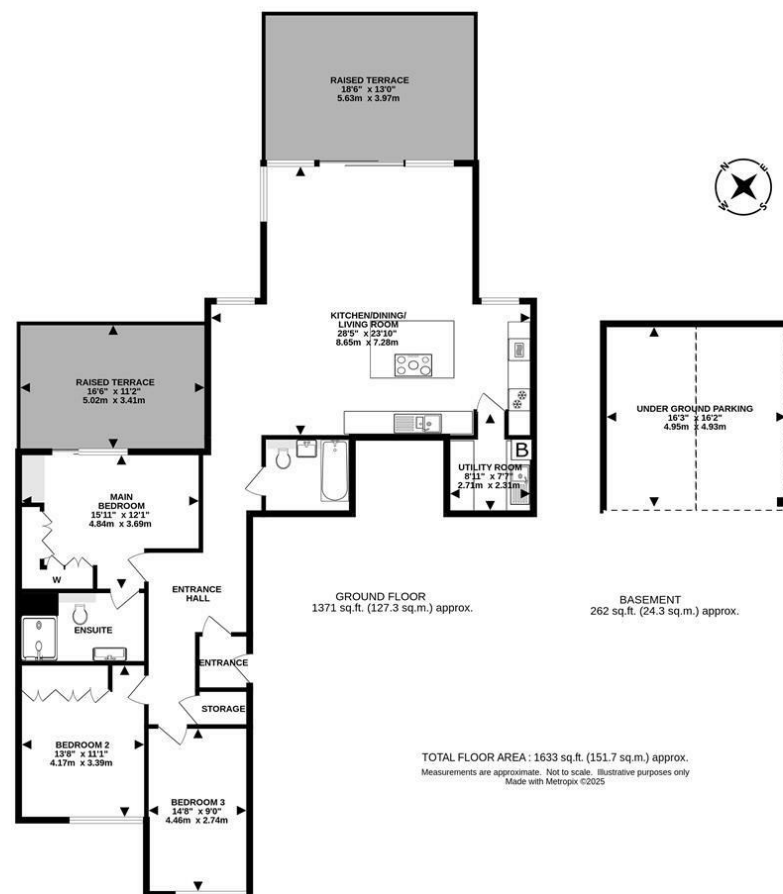
PROPERTY DESCRIPTION

Epsom mainline station is approximately 0.4 miles from the property, providing direct services to London Waterloo, London Victoria and London Bridge – making it an ideal base for commuters. Families are well served by nearby schools such as Wallace Fields, Rosebery School and Glyn School, all highly regarded in the area. Epsom Downs is also close by, offering miles of open countryside and the world-famous racecourse.

This is a rare opportunity to secure a modern and spacious home in one of Epsom's most sought-after addresses, with excellent amenities and transport connections right on the doorstep.



CP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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		

Chandler House, 3 Alexandra Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold - Share of Freehold
EPC RATING: B
COUNCIL: Epsom & Ewell
TAX BAND: E

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