



**Christchurch Gardens, Christ Church Mount
Epsom**

Offers Over
£475,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Ref: JK0700. Set within the ever-popular Christchurch Gardens, this well-proportioned ground-floor flat offers generous internal space, a practical layout and the rare benefit of a private garden – ideal for those looking to enjoy outdoor space without compromising on location.

The accommodation is thoughtfully arranged and flows well from a central hallway. The spacious lounge provides plenty of room for both living and entertaining, with direct access through to a separate dining area, which in turn opens onto the garden.

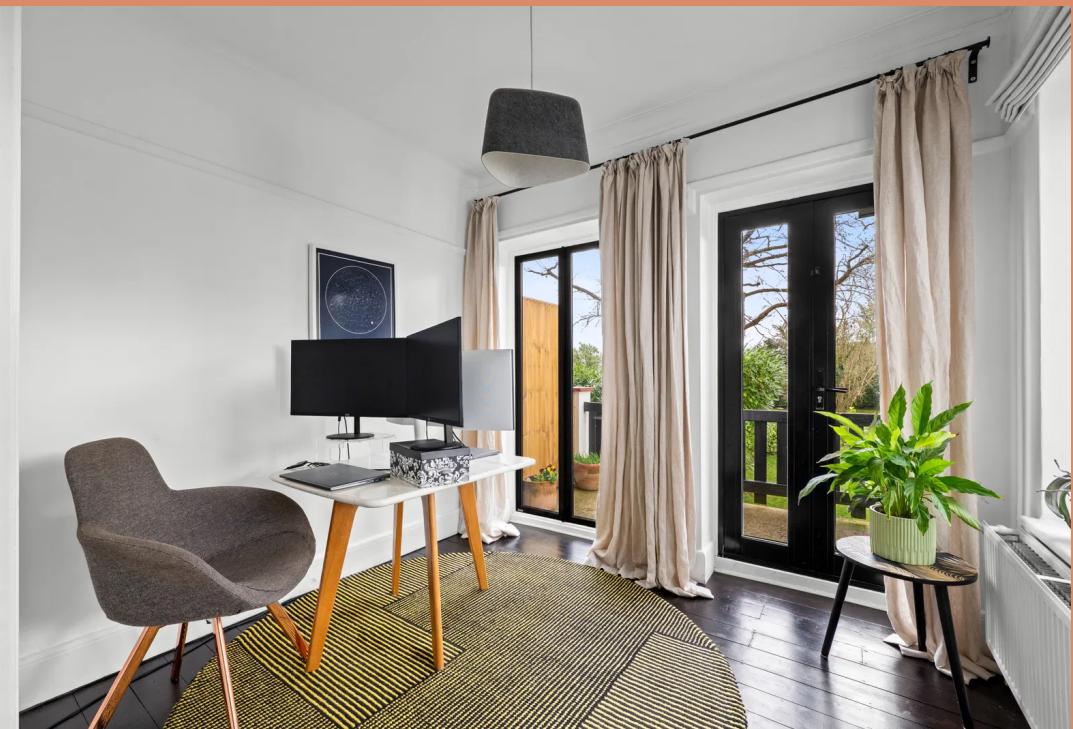
The kitchen is neatly laid out and well positioned off the hallway, while the property benefits from three bedrooms, including a particularly generous master bedroom. A modern family bathroom serves the home, completing the internal accommodation.

Outside, the private garden is a real highlight, offering a peaceful, green outlook and excellent space for relaxing, entertaining or gardening.

Christchurch Gardens is a particularly popular location for families, known for its peaceful setting and strong sense of community. The property sits within easy reach of highly regarded local schools, making it an excellent choice for those with children or planning ahead. Epsom town centre, green open spaces and transport links are all close by, offering a great balance between everyday convenience and a family-friendly lifestyle.



- Ref: JK0700
- Ground-floor flat
- Spacious lounge with separate dining area
- Practical, fully-fitted kitchen
- Three bedrooms, including a generous master bedroom
- Family bathroom with bath and separate shower
- Well-proportioned internal layout
- Private garden
- Popular and well-located residential development
- Close to Epsom town centre and transport links





Andrew Burn Property - Jason Kates

22 Orchard Court The Avenue Worcester Park Surrey KT4 7LD

07824 532168

jason@andrewburnproperty.co.uk

<https://jasonkates.exp.uk.com>