



Horton Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000

- No ongoing chain
- Attractive period home
- Two double bedrooms
- Upstairs bathroom
- Two reception rooms
- Kitchen/breakfast room
- Offering scope & potential to improve/extend
- 98ft private Southerly rear garden
- Walk to Town & Station
- Driveway with parking

The Personal Agent are pleased to offer this attractive period home that is set within a popular residential road that is just a short walk from the town centre and railway station which is approximately 0.6 miles away.

The property is offered with no onward chain and benefits from full double glazing, gas central heating (provided by a combination boiler) and a modern front door.

Whilst it is undeniable that the property requires updating and general modernisation, we believe that this character home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.



As soon as you step into the property the great feel is immediately apparent, the upgraded front door opens into the entrance hall and the living room is a good size. The dining room links to the kitchen/breakfast room which has a door to the garden. There is an under-stairs storage cupboard.

On the first floor there is a large double bedroom to the rear aspect with built-in cupboard, a further small double bedroom to the front aspect and a generous upstairs bathroom. Further points to note include on street parking, access to the loft space which offers significant potential to convert STPP and a 98ft private South facing rear garden with side access.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a

wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

