



Horton Crescent, Epsom

The PERSONAL Agent

# Guide Price £675,000

## Freehold

- No onward chain
- Surrounded by parkland in wonderful position
- Offering almost 1600 Sq. Ft of total space
- Three bedrooms
- Ground floor kitchenette
- Kitchen/breakfast room with Juliette balcony
- Living and dining areas
- Three bathrooms
- Options for reconfiguring
- Integrated garage, South facing garden and parking

Coming to market with no onward chain and enjoying a truly fantastic position with stunning views over parkland from the first and second floors, this deceptively spacious and well presented townhouse offers flexible and bright accommodation laid out over three floors. The property is located within the highly desirable Livingstone Park, less than a mile from Epsom railway station and town centre and just a short walk from the acclaimed Southfield Park primary school.

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The accommodation is both highly practical and bright with the ground floor comprising a spacious and welcoming entrance hallway, a multi-functional room that is currently being utilised as a kitchenette but could be converted into a self contained



studio if required with a door opening directly to the garden, there is also a useful shower room and storage space.

On the first floor is the large living room which links to the dining room and there is a generous kitchen/breakfast room to the front with Juliette balcony. The first floor is completed by a cloakroom.

The top floor comprises a generous master bedroom with views and an ensuite shower room, two further extremely well proportioned bedrooms and a four piece family bathroom.

Further noteworthy points are a fully enclosed and meticulously kept mature South facing rear garden that enjoys a good degree of privacy, integral garage and a driveway with parking for two cars to the front.

Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school

and on the doorstep of Horton Golf Club and Horton Country park which provide enjoyable walks/bike rides in a tranquil setting. David Lloyd Leisure Club is also only 0.3 miles away.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure: Freehold  
Council tax band: F

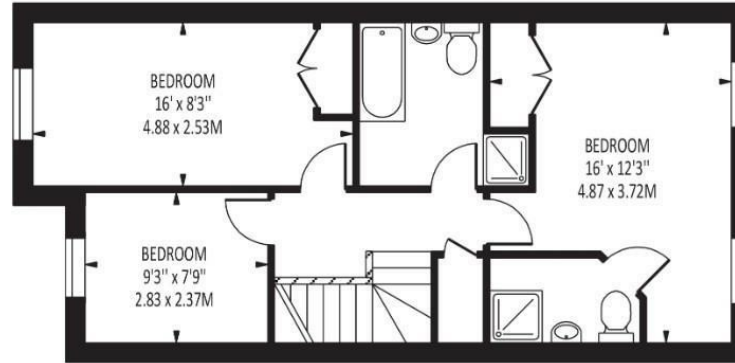




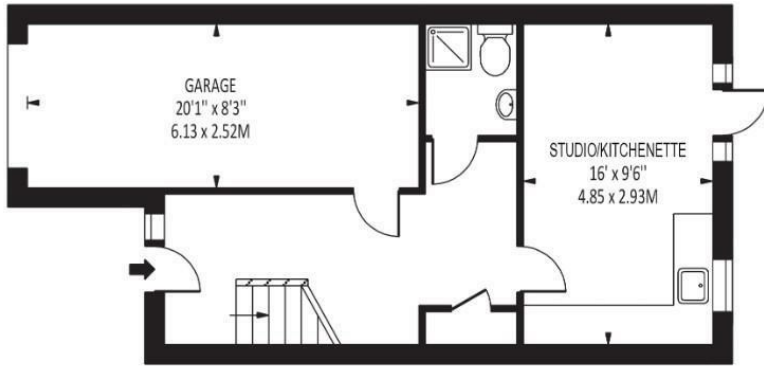


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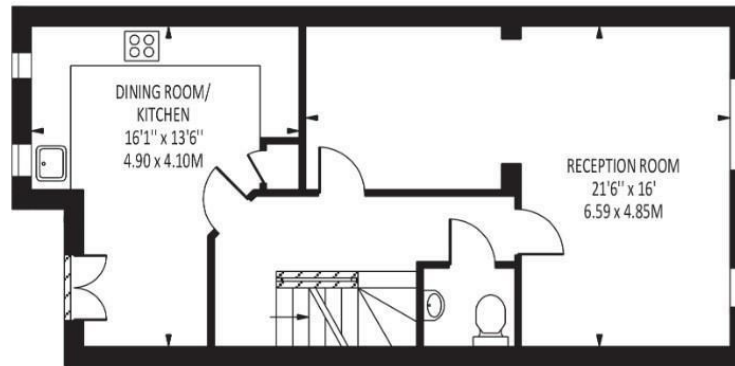
Total Area: 1587 SQ FT • 147.43 SQ M  
(Including Garage)  
Garage Area : 166 SQ FT • 15.45 SQ M



SECOND FLOOR



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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

