



Horton Crescent, Epsom

The **PERSONAL** Agent

Guide Price £765,000

Freehold

- 2,105 sq ft arranged over three floors
- Surrounded by open parkland
- Four double bedrooms & two bathrooms
- Two extended, flexible reception rooms
- Kitchen/breakfast room with granite tops
- Downstairs cloakroom & utility area
- Driveway and integral garage/store
- Landscaped garden with mature planting
- Short walk to Southfield Park Primary and Stamford Green Primary School
- Short walk to local shops for added convenience

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 highly regarded Southfield Park Primary School and Stamford Green Primary School, this attractive and deceptively spacious home offers 2,105 sq ft of flexible accommodation arranged over three floors.

Designed with modern family living in mind, the home has been cleverly and expertly extended to enlarge the principal reception areas, creating a more balanced layout with a genuine sense of space and a subtle wow factor. The well-defined yet free flowing reception rooms connect effortlessly, forming an open and sociable environment that works equally well for entertaining, family gatherings and everyday life.

The ground floor is both practical and beautifully light filled, comprising a welcoming entrance hall, a generous kitchen/breakfast room and an impressive extended living/dining space. A striking glass atrium acts as an



architectural focal point, flooding the room with natural light, while bi folding doors open seamlessly onto the garden, enhancing the connection between indoor and outdoor living.

A separate family room with a part vaulted ceiling and adjoining utility area provides additional flexibility and could be reconfigured to create a self contained annexe if required. A downstairs cloakroom and integral garage complete the ground floor, with the garage also offering potential for conversion into further living space, subject to the usual consents.

The first floor continues to impress with three well proportioned double bedrooms and a family bathroom. Occupying the top floor is a spacious principal suite with a modern en suite shower room, providing a peaceful retreat and completing this well balanced home.

Externally, the property benefits from a fully enclosed, landscaped rear garden designed for ease of maintenance and enhanced by mature planting, creating a private and attractive

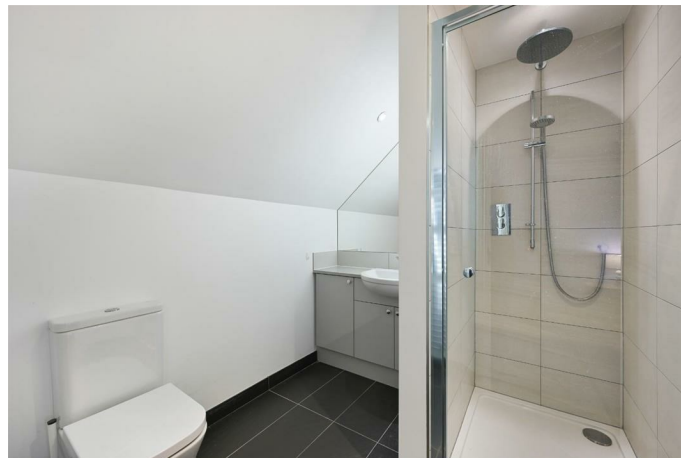
outdoor space. To the front, a driveway provides off street parking alongside the integral garage/store.

Livingstone Park is a quiet and well regarded residential development, ideally positioned for Southfield Park Primary School and moments from Horton Golf Club and Horton Country Park, which offer scenic walks and cycle routes in a tranquil setting.

Epsom town centre is easily accessible and provides a wide range of amenities including shops, bars, restaurants, cinema and theatre facilities, as well as access to well regarded schools. Epsom railway station offers regular services to London Waterloo, Victoria and London Bridge, while Junction 9 of the M25 is approximately three miles away, providing convenient access to both Heathrow and Gatwick airports.

Viewing is highly recommended via the vendor's sole agent.

Tenure: Freehold
Council Tax Band: F



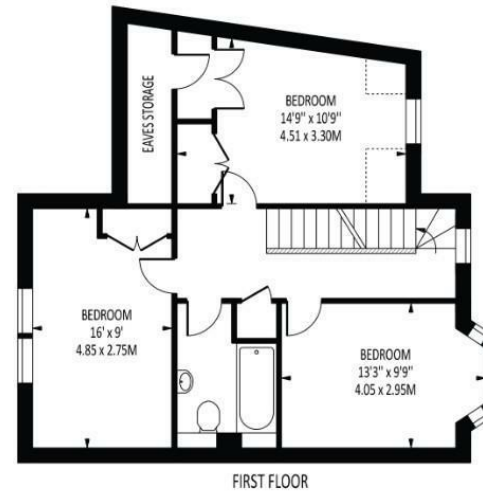
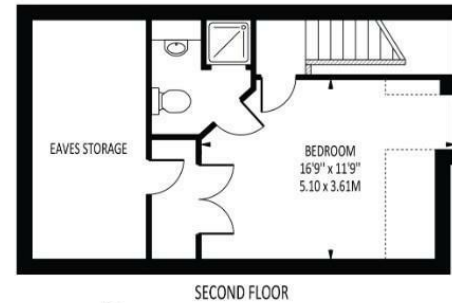
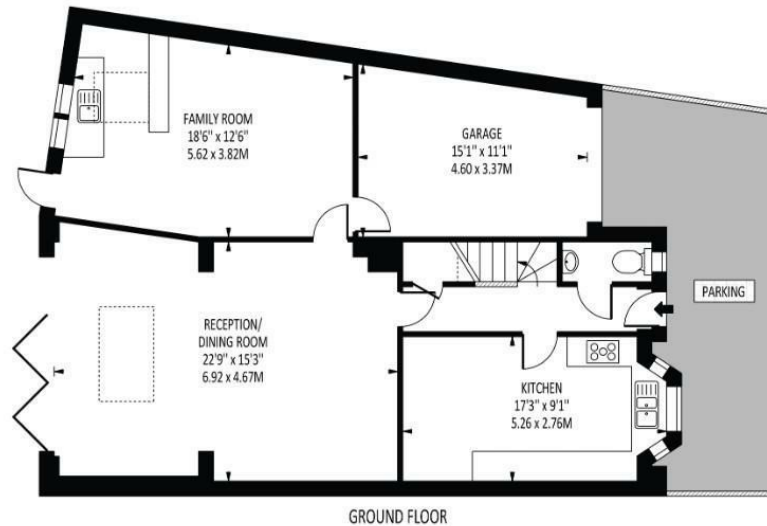


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Total Area: 2105 SQ FT • 195.58 SQ M
(Including Garage, Eaves Storage & Restricted High Area)
Garage Area : 155 SQ FT • 14.42 SQ M
Eaves Storage & Restricted High Area : 196 SQ FT • 18.17 SQ M



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		76	84
(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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