



Horton Crescent, Epsom

The PERSONAL Agent

# Guide Price £700,000

## Freehold

- 1438 sq ft of space
- Kitchen breakfast room
- 16ft lounge
- Four bedrooms
- Ensuite shower room
- Juliette balcony
- Downstairs cloakroom
- Garage and driveway
- Surrounded by parkland
- Excellent school catchment

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, this attractive and deceptively spacious townhouse offers flexible and bright accommodation laid out over three floors with approximately 1438 sq ft of space.

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,



welcoming and bright entrance hallway, a large kitchen/dining room that really is the heart of the home, and links to the garden. From a practical sense, the ground floor is completed by a downstairs cloakroom and a garage with space for utility area.

On the first floor the impressive accommodation continues with the large 16ft living room with Juliette balcony and a generous master bedroom with fitted wardrobes and ensuite shower room.

The top floor comprises a large bedroom with fitted wardrobes, an extremely well-proportioned third bedroom, a fourth bedroom/study and a family bathroom to complete this extremely well balanced home.

Further noteworthy points to mention include a fully

enclosed rear garden, integral garage and driveway with parking.

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 provides enjoyable walks/bike rides in a tranquil setting.

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



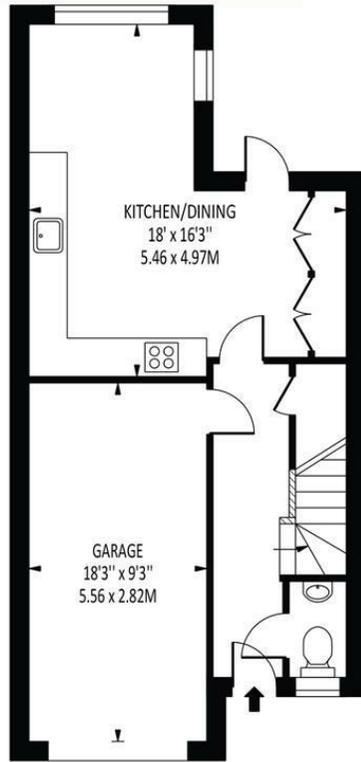


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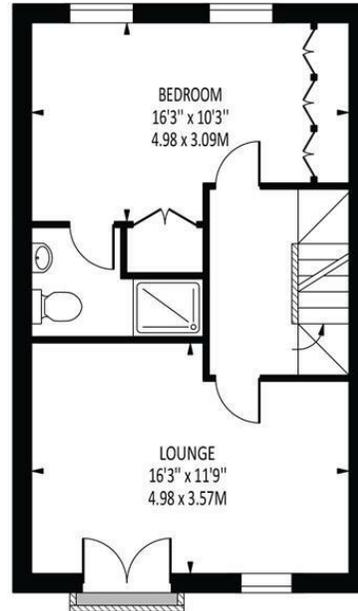


### Horton Crescent

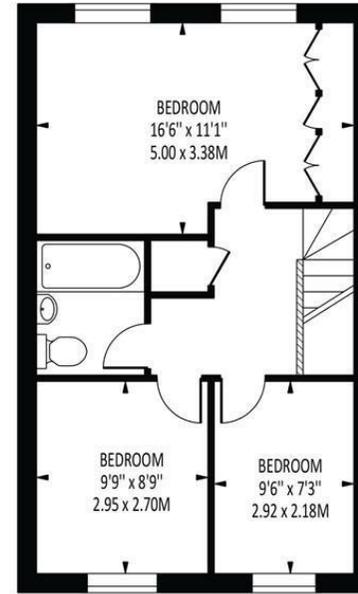
Total Area: 1438 SQ FT • 133.56 SQ M  
(Including Garage)  
Garage Area : 169 SQ FT • 15.68 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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>		<b>85</b>
(69-80) <b>C</b>	<b>75</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.

