



Horton Hill, Epsom

Guide Price £500,000

Freehold

- Stunning Victorian house
- Driveway with 2 x parking to rear
- Detached garage
- Living room
- Dining room that links to kitchen
- Separate utility room
- Downstairs bathroom
- En-suite cloakroom
- Generous rear garden
- Walk to town & station



Having been the subject of many upgrades by the current owners, this attractive Victorian terraced house benefits from well presented accommodation, an abundance of natural light and is just a short walk from the town centre and railway station which is approximately 0.6 miles away.

The well designed accommodation provides the perfect layout for modern 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 property itself has an amazing feel to it and has been finished to a good standard throughout, coupled with the generous extra storage space it provides in the form of the detached garage as well as the double width driveway with parking to the rear, finding a more impressive Victorian home at this price point, will be a very difficult task indeed.

As soon as you step through the front door the amazing feel of the property is immediately evident. There is a separate entrance hall that leads to a separate living room whilst the dining room links to a fitted kitchen, creating a fabulous entertaining space. A modern family bathroom, practical utility room and under-stairs storage complete the ground floor.

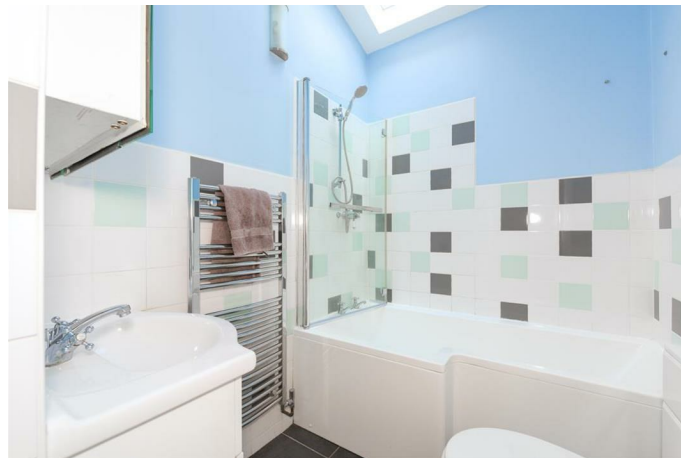
On the first floor are two well proportioned double bedrooms, a good single bedroom, en-suite cloakroom to the master bedroom and access to a large loft space that can be converted STPP. Further noteworthy points include a generous rear garden, driveway with parking to rear, detached garage and a large front garden that could be changed to a driveway with further off street parking, if desired.

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

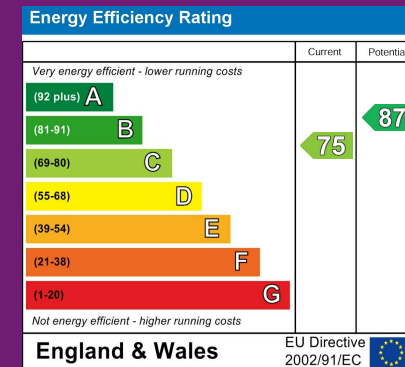
concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Sole agent. Call to view.







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