



Horton Crescent, Epsom

Guide Price £450,000

- Ground floor purpose built apartment
- Two spacious bedrooms
- 28ft x 13ft living/dining room
- Generous kitchen/breakfast room
- En-suite shower room & bathroom
- Allocated parking bay
- South/Easterly private patio
- Wonderful outlook over parkland
- Walking Distance to Epsom & West Ewell Stations
- Further useful side garden area



The Personal Agent are pleased to present this spacious, two double bedroom ground floor apartment that is located in arguably the best position within this attractive and much requested purpose built block.

Set in the heart of the highly sought after Livingstone Park, and enjoying a private South/Easterly facing patio and the secluded parkland communal grounds that surround it, immediate viewing is essential.

The 28ft x 13ft triple aspect living room is a real feature of this property with a tremendous amount of natural light, all helped by the French doors opening to the private patio.

Just a stones' throw from the bus stop and a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre. Due to the high level of interest that we expect in this property we are recommending immediate inspection.

Offering 948 Sq. Ft of accommodation, the apartment provides a huge amount of flexible space and is perfect for those wanting to downsize but not downgrade.

The impressive 28ft reception room has direct access to the private patio, there is a well proportioned kitchen/breakfast room that has been updated, master bedroom with en-suite shower room and fitted wardrobes, a spacious guest bedroom with fitted wardrobes, generous amount of fitted storage and the main bathroom.

The outside also provide the wow factor, with a truly impressive and secluded position. There is a composite decked area, ideal for a table and chairs plus a further useful side garden area that the current owner utilises as a drying area and storage area.

Such is the rarity of these larger ground floor apartments in

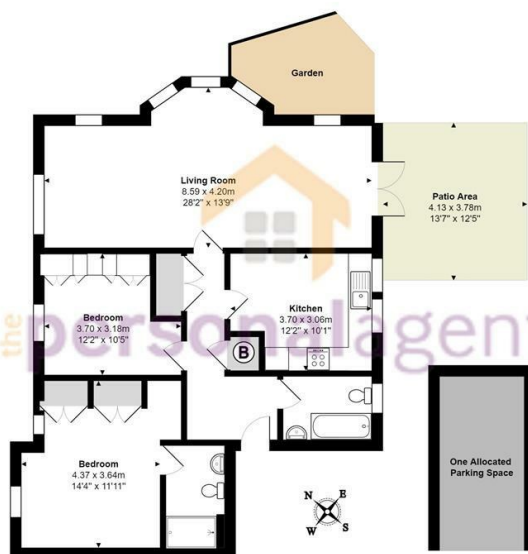
Silkcroft becoming available we are advising all applicants to lodge their interest as the allocation of well proportioned accommodation is unrivalled in our view.

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 regular rail services to London Bridge, Victoria and Waterloo. Both Epsom and Ewell West stations are within walking distance. 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.







Ground Floor Flat
 Silkcroft, Horton Crescent, Epsom

Total Area: 88.1 m² ... 948 ft² (excluding patio area, garden, one allocated parking space)

FOR ILLUSTRATIVE PURPOSES ONLY.

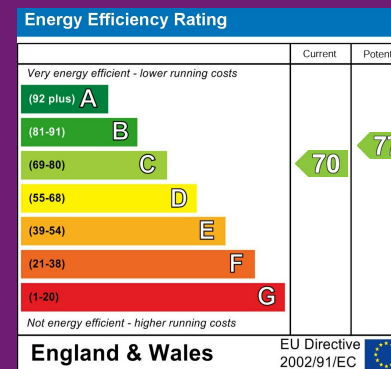
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