



Horton Hill, Epsom

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- Spacious mid terrace home
- Upgraded by current owners
- Stunning contemporary kitchen
- 23ft x 15ft reception/dining room
- Three bedrooms
- Downstairs bathroom
- 100 ft rear garden
- Paved driveway
- Short walk to station
- Close to Ofsted outstanding schools

Set in a superb position, within walking distance from mainline rail links and Epsom High Street, as well as being in the catchment area for Stamford Green Primary, Rosebery and Glyn Secondary (all Ofsted Outstanding), this deceptively spacious home is offered to the market in very good condition throughout.

Having been the subject of a comprehensive refurbishment program by our clients over the years, as soon as you step through the front door the wonderful atmosphere of the property is immediately evident with a genuinely great feel, not to mention the convenience of the local store that is just a few hundred metres away. This cleverly extended and very well presented home warrants a closer look to fully appreciate all its charm and the balanced and highly flexible accommodation it enjoys.



Horton Hill is a quiet residential road that is equidistant of Epsom town centre and the green spaces of Horton Country Park with easy access to Longrove Park by the footpath within the road.

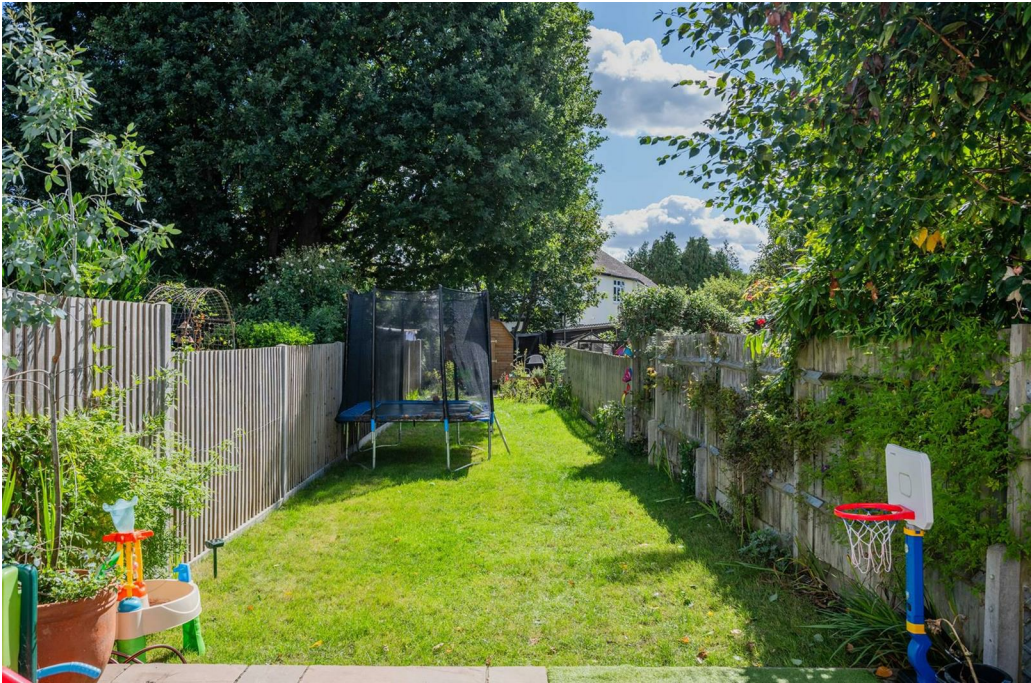
The generous accommodation of the property briefly comprises 23ft x 15ft reception/ dining room with breakfast peninsular overlooking the sleek and modern kitchen. At the back of the reception room are patio doors leading to a patio which makes a great entertaining space along with an approximately 100 ft South easterly facing garden beyond. Downstairs is completed by a quality family bathroom.

On the first floor the well balanced accommodation continues with three well proportioned bedrooms and to the front of the property is a smart paved driveway providing parking.

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. 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, and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - D



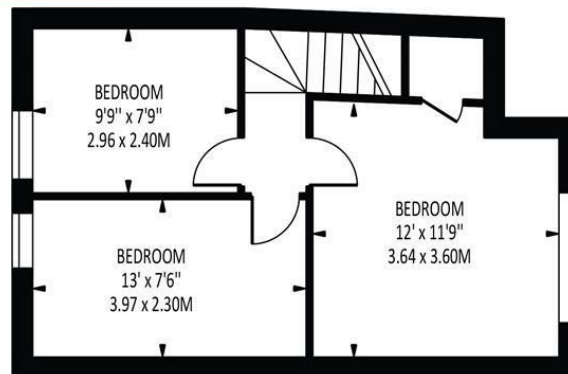


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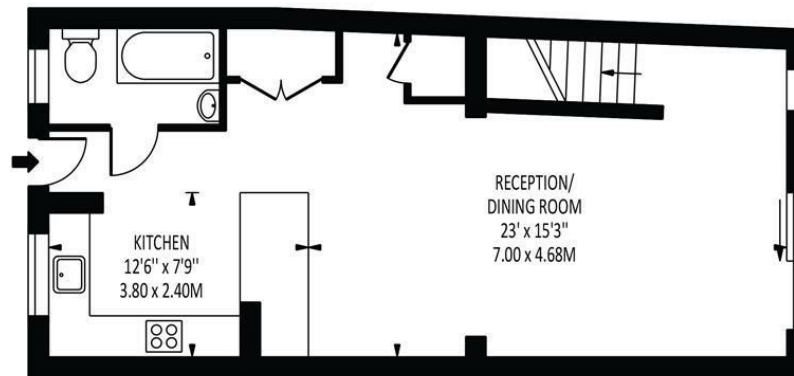


Horton Hill

Total Area: 922 SQ FT • 85.66 SQ M



FIRST FLOOR



GROUND 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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