



Horton Hill, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £475,000 Freehold

- Stylish, fully refurbished home
- Catchment of several Ofsted Outstanding schools
- Bright open-plan living space
- Modern vaulted ceiling kitchen
- Two spacious double bedrooms
- Sleek, contemporary bathroom
- 120ft landscaped rear garden
- Off-street parking on driveway
- Doorstep of Horton Country Park
- Short walk to Epsom High Street

Enjoying an enviable location within walking distance of both Epsom High Street and mainline rail services, this beautifully finished home offers an exceptional lifestyle opportunity. Perfectly positioned in the catchment area for Stamford Green Primary, Rosebery, and Glyn Secondary Schools (all rated Ofsted Outstanding) it combines everyday convenience with top tier educational access.

The property has undergone an extensive and thoughtful renovation, resulting in a stylish, turn key home that impresses from the moment you step inside. Every detail has been carefully considered, creating a welcoming atmosphere that blends contemporary elegance with homely warmth. The result is a truly pristine and tastefully curated living environment that will appeal to even the most discerning of buyers.



Set on Horton Hill, which is a sought after residential road, the home benefits from a prime position between the vibrant heart of Epsom and the open green expanses of Horton Country Park. A nearby footpath also provides direct access to Longrove Park, offering the best of town and country living.

The generous accommodation of the property briefly comprises of 21ft x 15ft living room/dining room, stunning kitchen with vaulted ceiling and skylights allowing light to flood in, two well proportioned bedrooms and a white bathroom suite.

Further noteworthy points to mention include updated double glazing throughout and many upgrades throughout the property of the current owners whose vision created this well balanced, highly flexible and flowing family home.

To the front is a smart paved driveway providing parking and to the rear is a flat, 120 ft garden with patio space for entertaining and space to the rear for an office cabin which many neighbouring properties have installed.

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



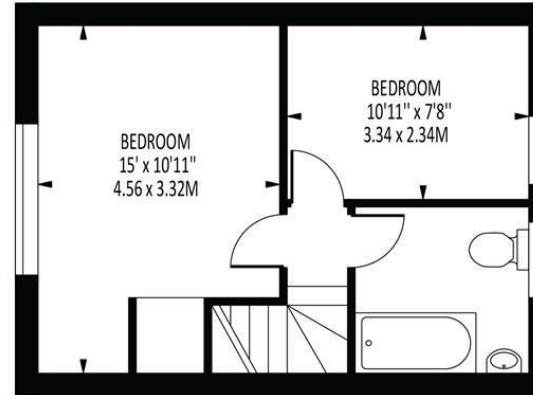


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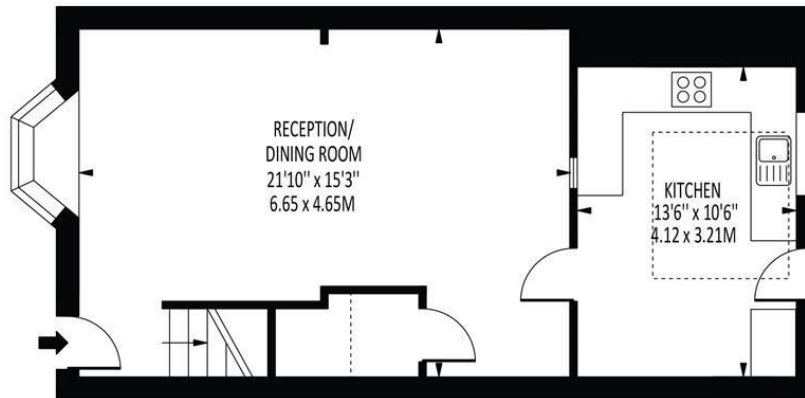


Horton Hill

Total Area: 788 SQ FT • 73.21 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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</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 |         |                            |
| England & Wales                             |         | EU Directive<br>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.

