



Horton Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Stunning views to the rear
- Surrounded by parkland in wonderful position
- Offering over 1660 Sq. Ft of total space
- Three/four bedrooms
- Kitchen/breakfast room
- Living and dining areas
- Further reception/bedroom 4
- Utility room & 2 x cloakrooms
- Ensuite shower room
- Impressive family bathroom

Enjoying a truly fantastic position with stunning views over parkland to the rear from the first and second floors, this deceptively spacious and immaculately presented townhouse offers flexible and bright accommodation laid out over three floors. The property is 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.

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 and welcoming entrance hallway, a multi-functional reception room that can be utilised as a bedroom if required with a door opening directly to the



garden, there is a useful utility room, a ground floor cloakroom and ample fitted storage space.

On the first floor is the large living room with arguably the best views over park land to the rear, the living area links to the dining room and there is a generous kitchen/breakfast room to the front with Juliette balcony. The first floor is completed by a cloakroom.

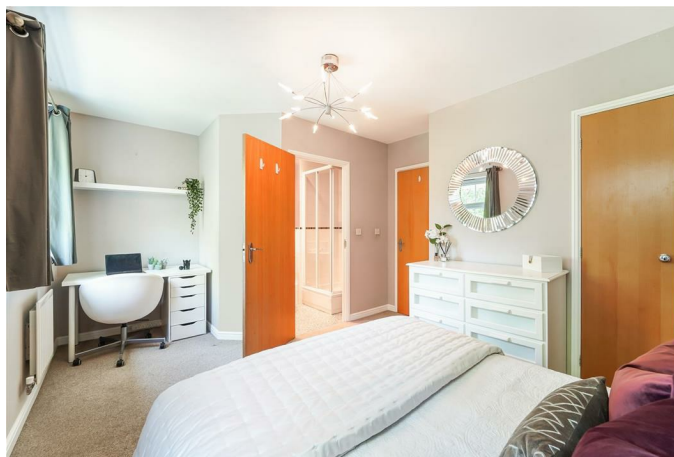
The top floor comprises a generous master bedroom with more stunning views and an ensuite shower room, two further extremely well proportioned bedrooms and a four piece family bathroom.

Further noteworthy points are a fully enclosed and meticulously kept mature South westerly facing rear garden that enjoys a good degree of privacy, integral garage, external store cupboard and a driveway with electric car charger and parking for two cars to the front.

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 provide enjoyable walks/bike rides in a tranquil setting. David Lloyd Leisure Club is also only 0.3 miles away.

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

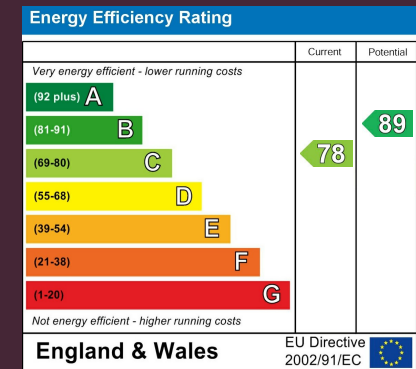
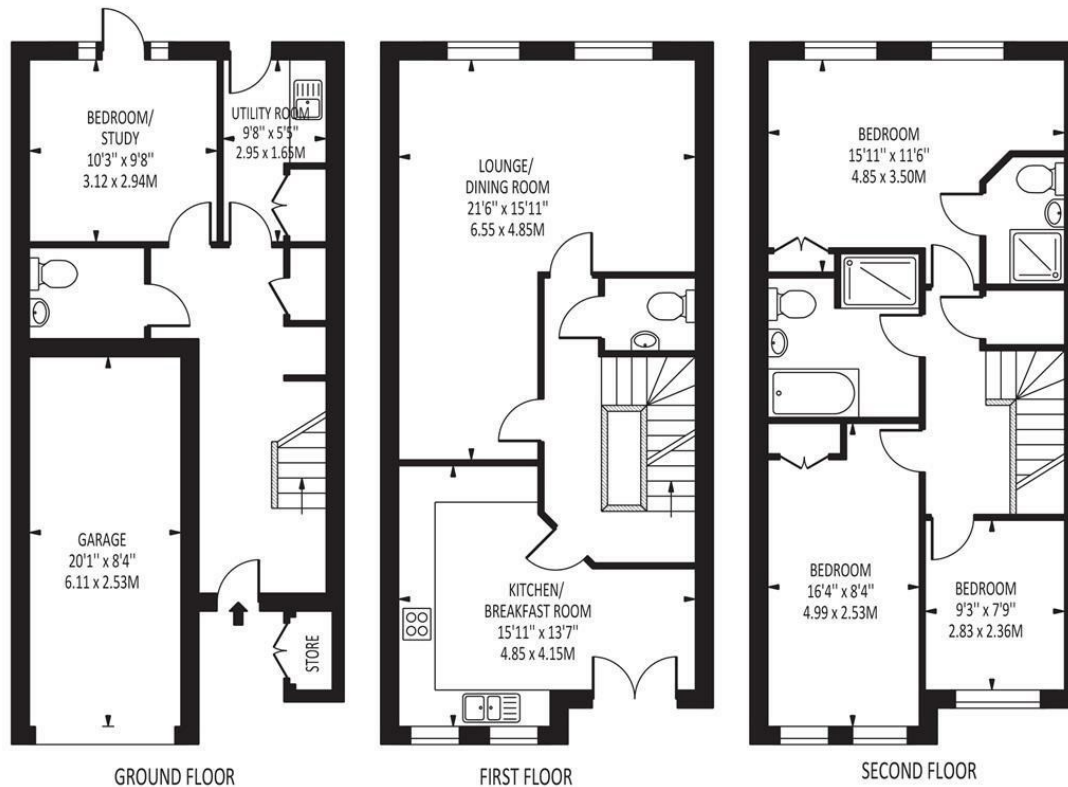




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Total Area: 1661 SQ FT • 154.32 SQ M
(Including Garage & Store)
Garage Area : 166 SQ FT • 15.46 SQ M
Store Area : 8 SQ FT • 0.78 SQ M



Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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