



Horton Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Freehold

- Spacious mid terrace home
- Impressive kitchen/dining room
- Separate living room
- Downstairs cloakroom
- Two generous bedrooms
- Upstairs bathroom
- Private courtyard garden
- Close to Ofsted outstanding schools
- Close to Station and High Street
- No ongoing chain

Offered with no ongoing chain and set within a popular no-through residential road that is 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.

The current owner has really enjoyed their time here, with the property offering everything and more of what you would expect from a property in this price range.

As soon as you step through the front door you are greeted by the perfect entertaining space that is the kitchen/dining room, it's a room that delivers on every level both as a fantastic social space and the heart of the home. There is a separate living room and from a practical sense, the ground floor is completed by a downstairs cloakroom.



The spacious accommodation continues on the first floor with a large main bedroom that has ample space to create an ensuite shower room if desired, a second generous bedroom and a large main bathroom suite that has a modern feel to it.

Further noteworthy points to mention include the useful loft space, front door that provides access to Upper Court Road via a pathway that allows access to a handful of these cottages, private courtyard garden and a secondary door with direct access from Horton Hill. The property enjoys stripped wooden floorboard within the bedrooms and is fully double glazed and gas centrally heated throughout.

The Town Centre and railway station is approximately 0.8 Miles away, with a public footpath at the bottom of Manor Green Road providing easy walking access to the station, which takes on average around 15 minutes.

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 and many parks and open spaces including Long Grove Park, the Stamford Green conservation area and Horton Country Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D





Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

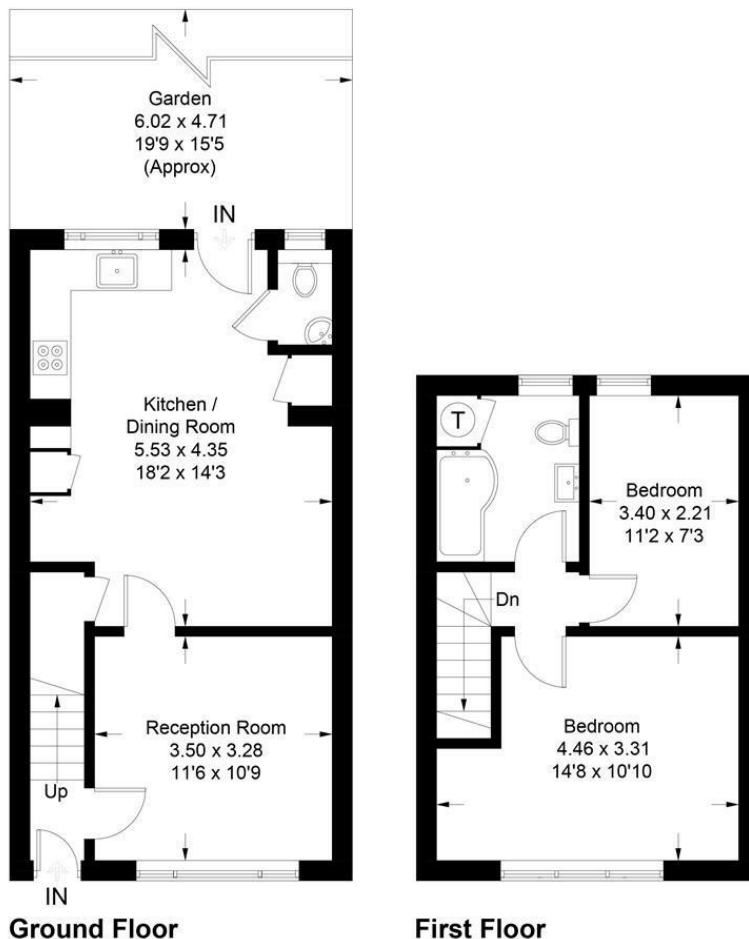


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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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