



Horton Crescent, Epsom

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- End of terrace family home
- Over 1500 sq ft of accommodation
- Large L-shaped reception/dining room
- Kitchen/breakfast room with Juliet balcony
- Principal bedroom with ensuite
- Three further bedrooms
- Four piece family bathroom
- South/easterly facing rear garden
- Garage/store and driveway
- Excellent school catchment

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. This attractive and deceptively spacious property offers flexible and bright extended accommodation, laid out over three floors, with approximately 1532 Sq. Ft of space.

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,



welcoming and bright entrance hallway, leading to a bedroom that could also be used as a reception room. The ground floor is completed by a useful utility, downstairs cloakroom, 18ft garage and external store cupboard.

On the first floor the impressive accommodation continues with a 21ft x 15ft reception/dining room, kitchen breakfast room with integrated appliances and Juliet balcony and separate W.C. The second floor has a principal bedroom with ensuite shower room and built in wardrobe, and the two remaining bedrooms are serviced by a four piece bathroom.

Further noteworthy points to mention include a fully enclosed South/Easterly facing rear garden, integral garage/store and a driveway with parking.

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.

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.

Viewing is strongly advised by vendors' sole agent.

Tenure - Freehold
Council tax band - F

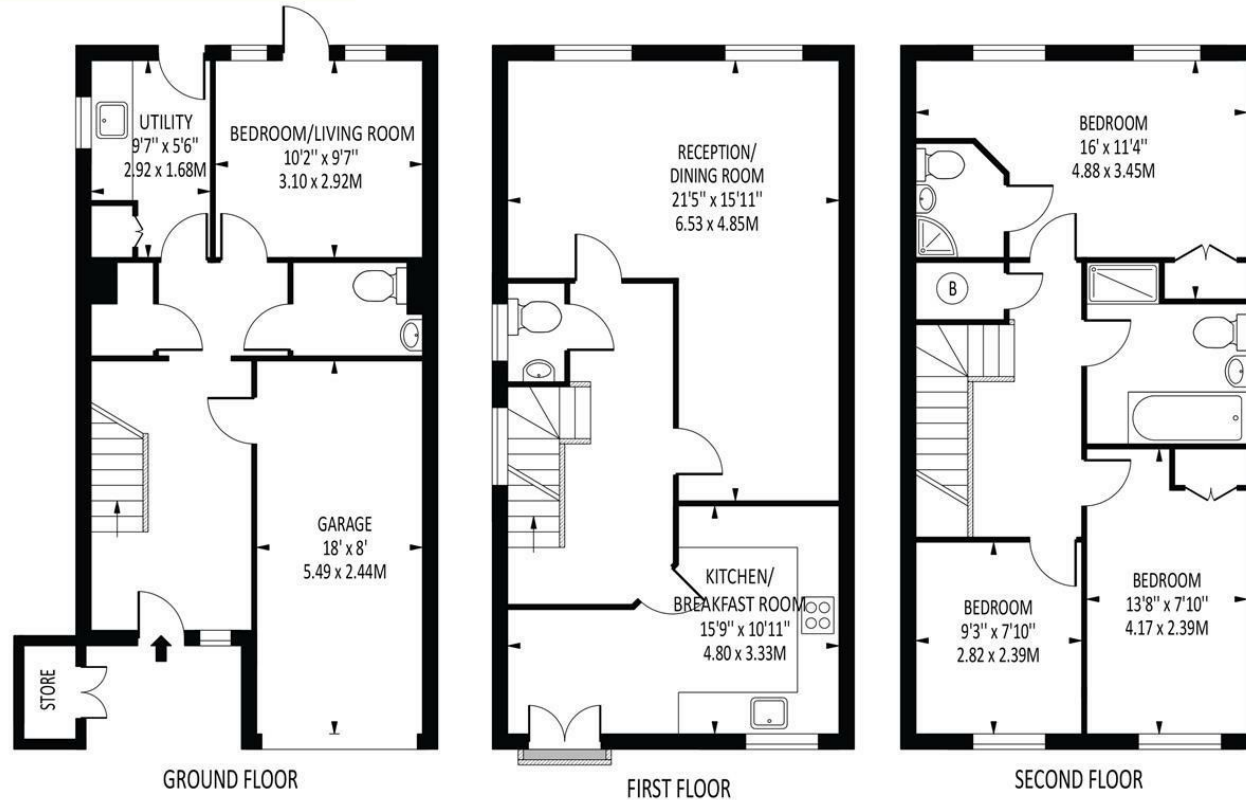




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Total Area: 1532 SQ FT • 142.33 SQ M
(Including Garage & Store)
Garage Area : 144 SQ FT • 13.40 SQ M
Store Area : 12 SQ FT • 1.12 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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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.
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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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