



Horton Hill, EPSOM, KT19 8SY

welcome to

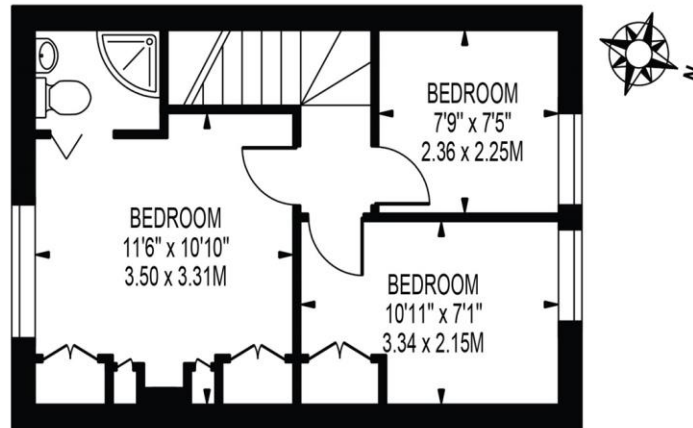
Horton Hill, EPSOM

Set at the quiet end of a sought-after residential road, this well presented mid-terraced home combines generous living space with standout features — including a 70ft south-facing garden, off-street parking, and within walking distance to schools, shops & Epsom Train Station.

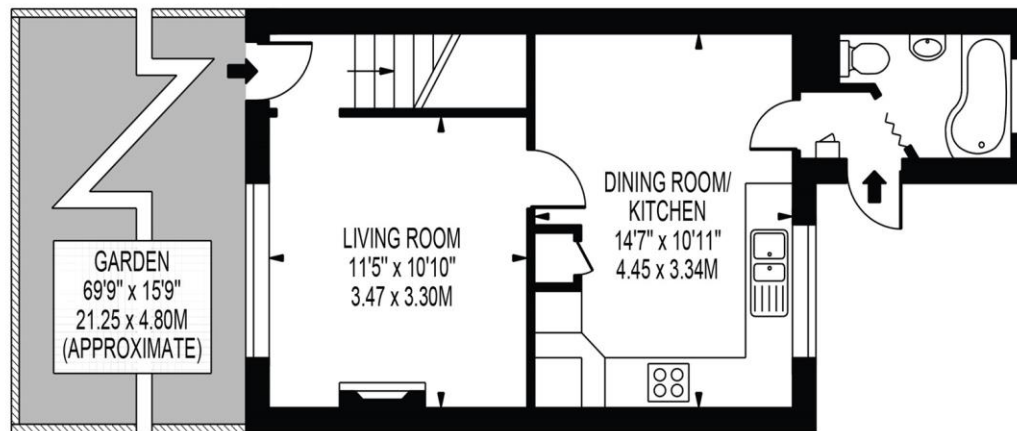


HORTON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 711 SQ FT - 66.05 SQ M



FIRST FLOOR



GROUND FLOOR
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 OR 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.

Situated towards the end of a desirable and quiet no-through residential road, this deceptively spacious mid-terraced home is offered in excellent condition throughout. The property benefits from a substantial 70ft south-facing rear garden and a private driveway providing off-street parking to the front. Internally, the accommodation is well-balanced and arranged over two floors. The ground floor features a thoughtfully refitted kitchen/dining room that seamlessly connects to the living room, creating an ideal space for entertaining and family living. A separate hallway provides access to the rear garden and leads to a modern family bathroom, complete with underfloor heating. The first floor comprises a generous principal bedroom with en-suite shower room, alongside two further well-proportioned bedrooms. The layout offers flexibility for growing families or those seeking additional workspace. Externally, the rear garden is a particular highlight, enjoying a favourable southerly aspect and offering scope for extension or the addition of a garden office, subject to the usual planning permissions. The property is conveniently located within walking distance of Epsom town centre and railway station (approximately 0.8 miles), with a nearby public footpath offering direct pedestrian access. It also falls within the catchment area for several highly regarded local schools.

welcome to

Horton Hill, EPSOM

- Mid-Terrace
- Three Bedrooms
- Modern Kitchen
- Off Street Parking
- South Facing Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109722



Property Ref:

EPS109722 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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