



Horton Hill, Epsom KT19 8SY | 3 Bed House - Terraced | Offers In Excess Of £400,000 Freehold

Horton Hill, Epsom KT19 8SY

THREE BEDROOM HOUSE WITH SOUTH FACING GARDEN AND DRIVE!!!

Cairds are proud to bring to market this three bedroom family home with south facing garden, two bathrooms and private drive just a short distance of central Epsom.

Situated near the end of a quiet cul de sac, this three bedroom house is approached via private drive which can host two vehicles. Downstairs there is a modern kitchen which benefits from granite worktops, integrated induction hob, double oven, dishwasher and fridge freezer.

Adjacent is the living room which benefits from lots of light courtesy of the southerly aspect and views over the garden. Rounding off the ground floor accommodation is the family bathroom which enjoys a modern bath with shower, a sink and loo.

Upstairs there are three bedrooms including the master which enjoys an en-suite shower room.

Outside there is a patio which leads to a large lawned area which in turns leads to a large shed and rear gate.

Given the excellent condition and orientation of this property it is sure to be popular in the current market.

Call Cairds to arrange your viewing today!

Key Features

- **Three Bedrooms**
- **South Facing Garden**
- **Family Bathroom**
- **Cul-de-Sac Location**
- **Commons, Park and Green Spaces Nearby**
- **Master with En Suite Shower**
- **Off Street Parking**
- **Modern Fitted Kitchen**
- **Close to Town and Station**
- **Close to Popular Schools**

Local Area

Epsom High Street has a variety of shops, the Ashley Centre are extremely close by - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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. In addition to this the property is set within close proximity to a number of outstanding schools and transport links to London and beyond.





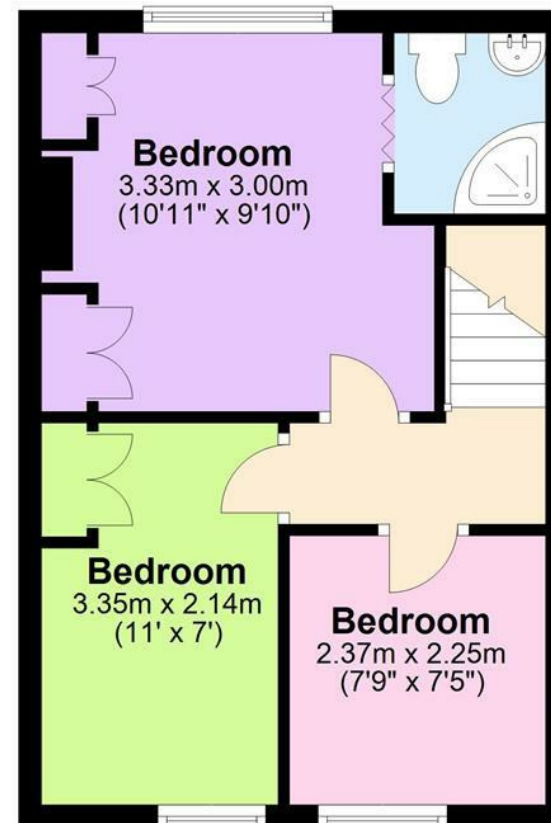
Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



First Floor

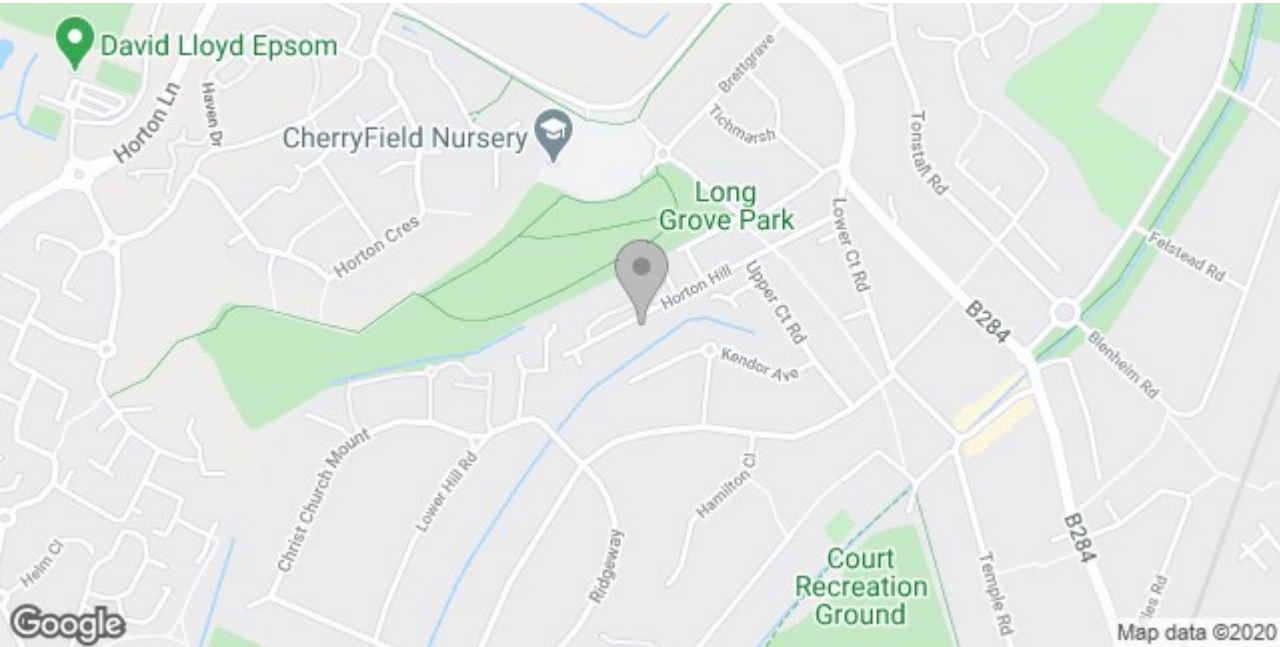
Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)



Horton Hill, Epsom KT19 8SY



Tenure
Local Authority
Council Tax

Freehold
Epsom and Ewell
Band D

Epsom Sales & New Homes
Phone: 01372 743033
Email: homes@cairds.co.uk

Epsom Lettings & Management
Phone: 01372 731966
Email: lettings@cairds.co.uk

Ashtead Sales & Lettings
Phone: 01372 888888
Email: ashtead@cairds.co.uk

London office
Phone: 020 7409 4677
Email: homes@cairds.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cairds Ltd