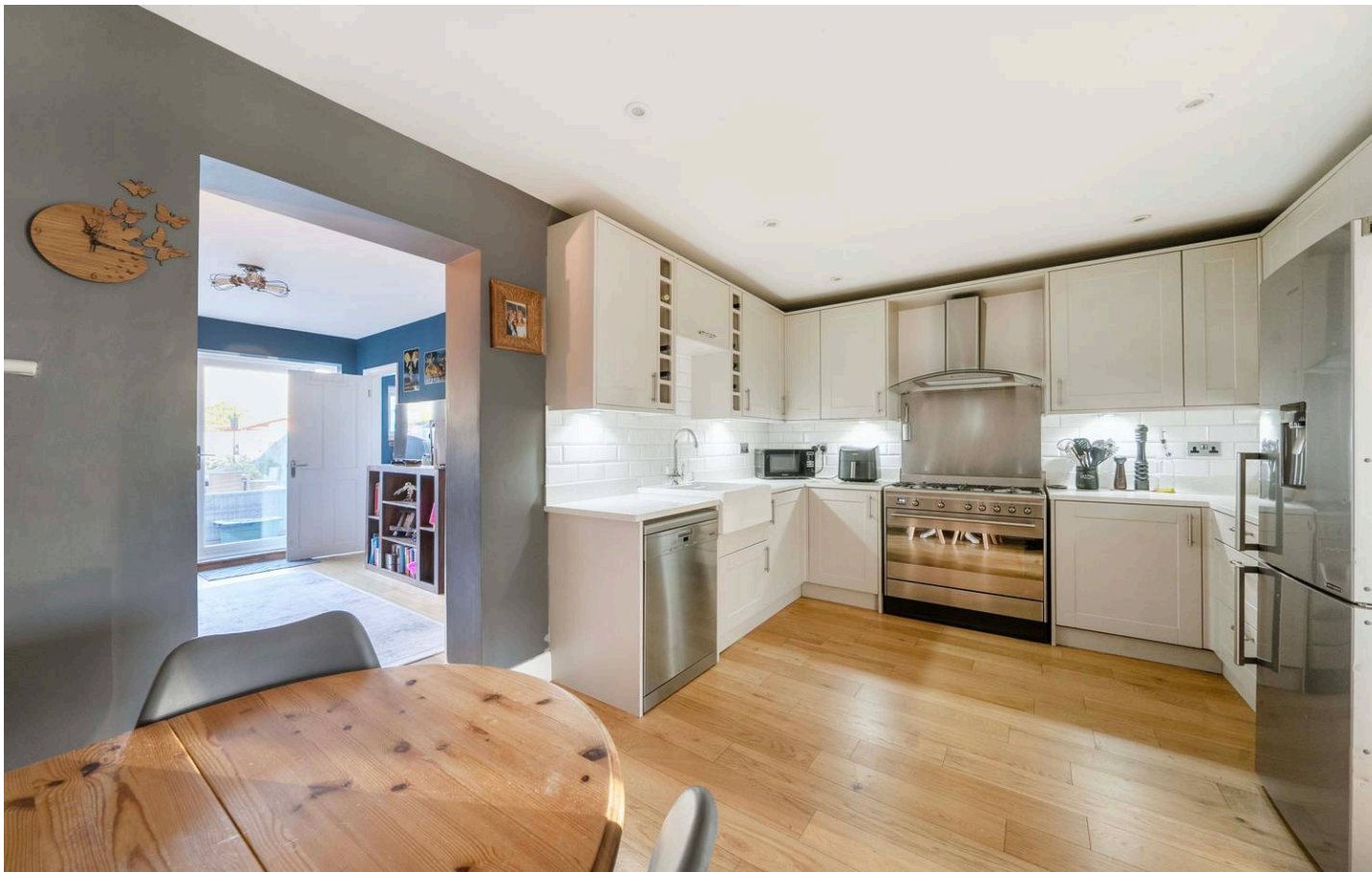




Horton Hill, Epsom

Guide Price **£525,000**





## Horton Hill

Epsom

Immaculate three-bedroom mid-terrace with extended ground floor, two receptions, modern kitchen/diner, utility, generous garden, patio, and stylish décor. Ready to move in. Not to be missed – book viewing today!

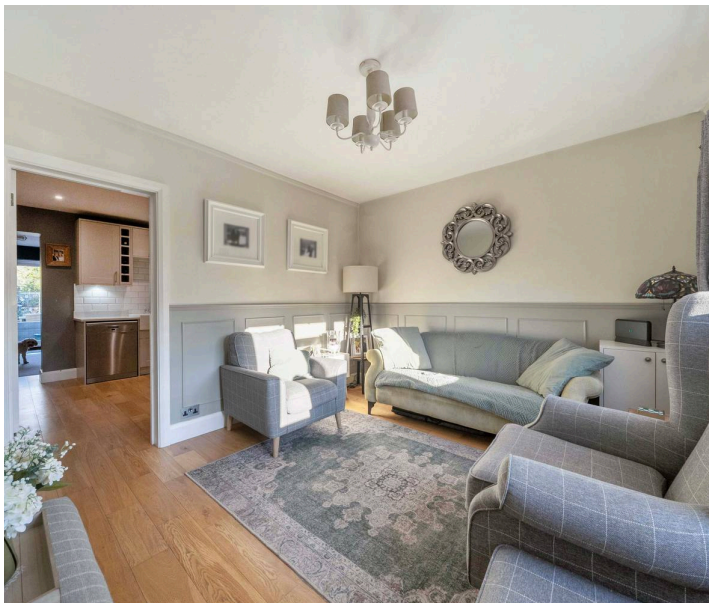
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Mid Terrace
- Extended on Ground Floor
- Stylish Throughout
- Modern Finish
- Utility Room
- Modern Bathroom
- Three Bedrooms
- Large Garden
- Off Street Parking
- Walking Distance to Schools and Amenities



This immaculately presented three-bedroom mid-terrace home offers spacious, contemporary living and has been thoughtfully extended on the ground floor to enhance both space and comfort.

The property features a stylish interior throughout, with two well-proportioned reception rooms ideal for relaxing or entertaining. The modern kitchen has been finished to a high standard, offering ample storage and, along with a designated dining area. A separate utility room provides added practicality, keeping everyday household tasks neatly out of sight, while a sleek family bathroom with high-quality fixtures and fittings completes the ground floor accommodation.

Upstairs, there are three generously sized bedrooms, all designed with comfort in mind. The home is decorated in a neutral, contemporary style, allowing buyers to move straight in and personalise with ease. Further benefits include double glazing, central heating, and plentiful storage throughout.

Externally, the property boasts a generous rear garden, offering plenty of space for children to play or for hosting summer barbecues. A patio area provides the perfect setting for outdoor dining or relaxing in the sunshine. To the front, off-street parking offers added convenience for both residents and visitors.

Contact Cairds today to arrange your viewing.

# Horton Hill, Epsom, KT19

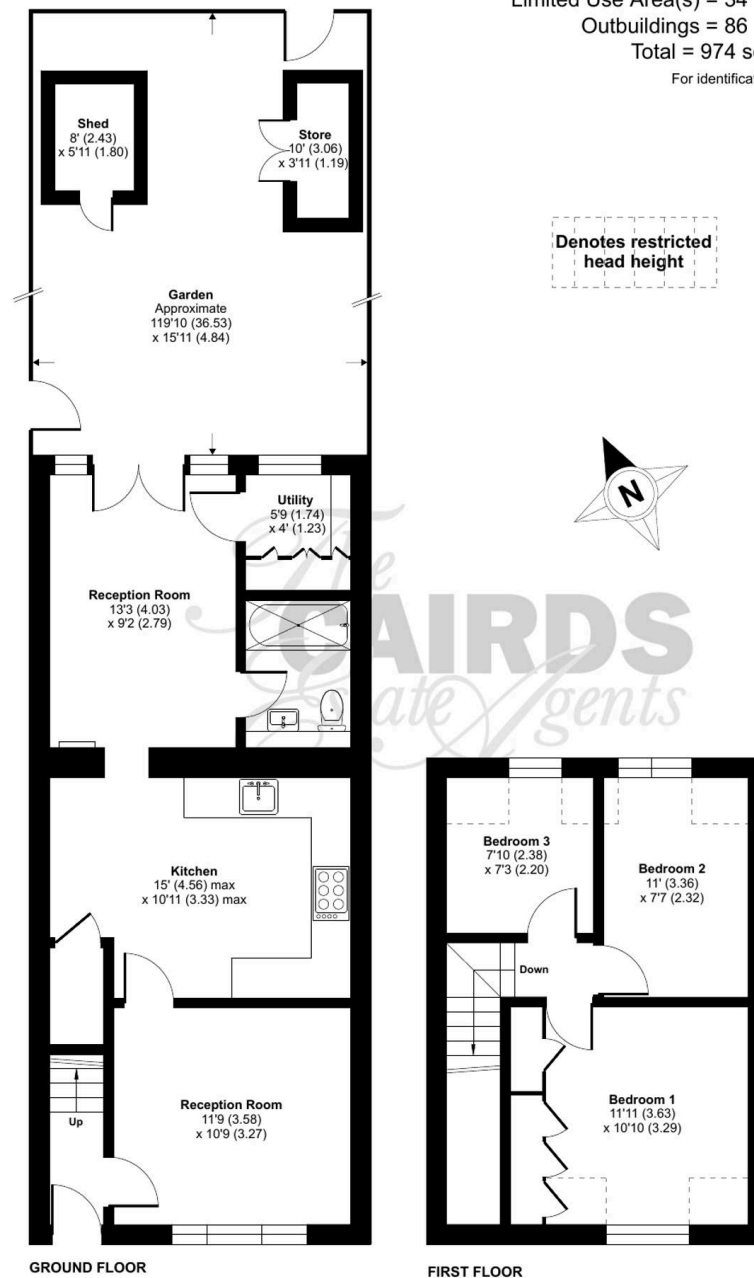
Approximate Area = 854 sq ft / 79.3 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

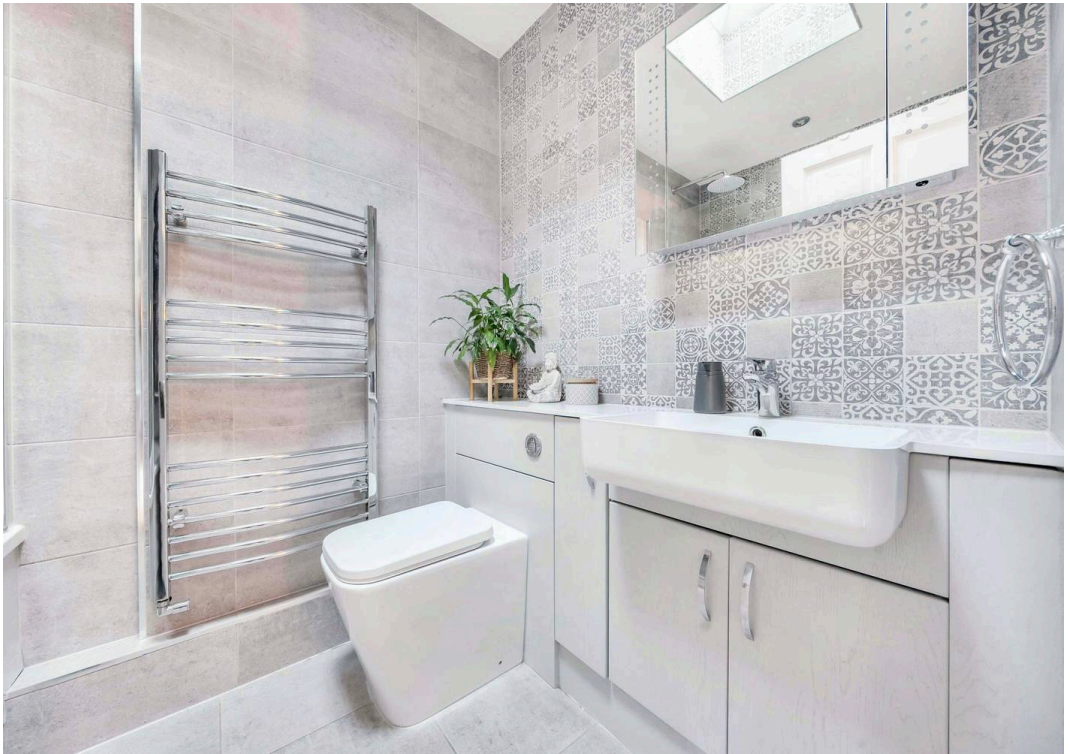
Outbuildings = 86 sq ft / 7.9 sq m

Total = 974 sq ft / 90.3 sq m

For identification only - Not to scale











## Cairds The Estate Agents

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