



Horton Hill, Epsom

Guide Price £485,000



Horton Hill

Epsom

Well presented three-bedroom mid-terrace in no-through road near town and station.

Features en-suite, stylish kitchen/diner, south-facing garden, off-street parking, and catchment for top schools. Call today to view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully Presented
- Contemporary Kitchen/Diner
- Bright Reception
- Principal Bedroom With En-Suite Shower Room
- Modern Bathroom
- South Facing Garden
- Off Street Parking
- Close To Town Centre & Station
- Catchment For Excellent Schools



This well presented three-bedroom mid-terraced home is located in a popular no-through road, offering a quiet setting while still being conveniently close to the town centre and mainline station. Thoughtfully updated throughout, the property delivers modern living in a comfortable and inviting environment, ideal for a wide range of buyers.

Inside, the light-filled reception room, creates an immediate sense of warmth. To the rear, the contemporary kitchen/diner serves as the focal point of the home, complete with sleek units and integrated appliances. The ground floor also benefits from a stylish bathroom, finished to a high standard and enhanced by underfloor heating. Upstairs, there are three generously proportioned bedrooms, including a principal bedroom with the added luxury of a private en-suite shower room.

Outside, the south-facing rear garden offers excellent space for entertaining and relaxation, featuring a substantial patio area and lawn. To the front, off-street parking adds further practicality.

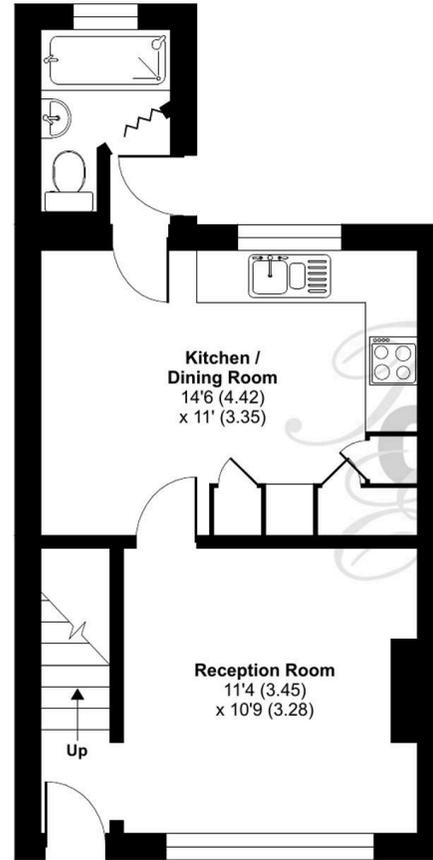
Situated within the catchment area of well-regarded local schools, the property is particularly attractive to families. The town centre's shops, cafés, and everyday amenities are just a short distance away, and the nearby mainline station provides fast and regular services for commuters.

This is a superb opportunity to secure a ready-to-move-into home - an internal viewing is highly recommended to fully appreciate all that this impressive property has to offer.

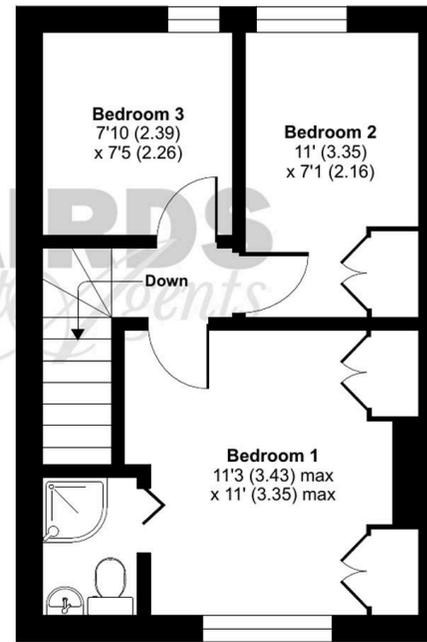
Horton Hill, Epsom, KT19

Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk