



**Connells**

Epsom Close  
Horton Heath Eastleigh



# Epsom Close Horton Heath Eastleigh SO50 7NZ

for sale  
**£285,000**



## Property Description

Situated in the sought-after village of Horton Heath, this lovely mid-terraced two-bedroom home offers well-presented accommodation, a garage, and driveway parking.

The property is approached via a charming front garden featuring a neat lawn and pathway leading to the front door. Inside, the entrance hall provides access to a modern fitted kitchen, complete with an integral oven and ample storage. To the rear, the spacious lounge enjoys plenty of natural light and benefits from double-glazed doors opening directly onto the garden, creating an ideal space for both relaxing and entertaining.

Upstairs, there are two generously sized double bedrooms, both featuring built-in wardrobes, along with a separate contemporary shower room.

The rear garden has been designed for low-maintenance living, offering a patio and stone area, as well as a rear gate providing convenient access.

Horton Heath is a highly desirable location, well regarded for its community feel and proximity to local amenities, making this an excellent opportunity for first-time buyers, downsizers, or investors alike.

## Entrance Hall

Radiator. Storage cupboard.

## Lounge

Double glazed doors to rear aspect. Radiator x2. TV port. Under stairs storage.

## Kitchen

Windows to front aspect. Fitted wall and floor cabinets. Integrated gas hob and oven. Boiler. Extractor fan. Space for washing machine and fridge freezer.

## Landing

Radiator.



## Bedroom 1

Double glazed window to front aspect. Radiator. Double room. Fitted wardrobe. Airing cupboard. Ceiling fan. Loft access.

## Bedroom 2

Double glazed window to rear aspect. Radiator. Ceiling fan. Fitted wardrobes.

## Bathroom

Walk in electric shower, Vanity sink. Toilet. Radiator. Extractor fan.

## Loft Space

Partially boarded. Ladder.

## Front Garden

Pathway. Outside tap. Lawn.

## Rear Garden

Patio area. Stoned area. Flower beds. Rear access.

## Garage

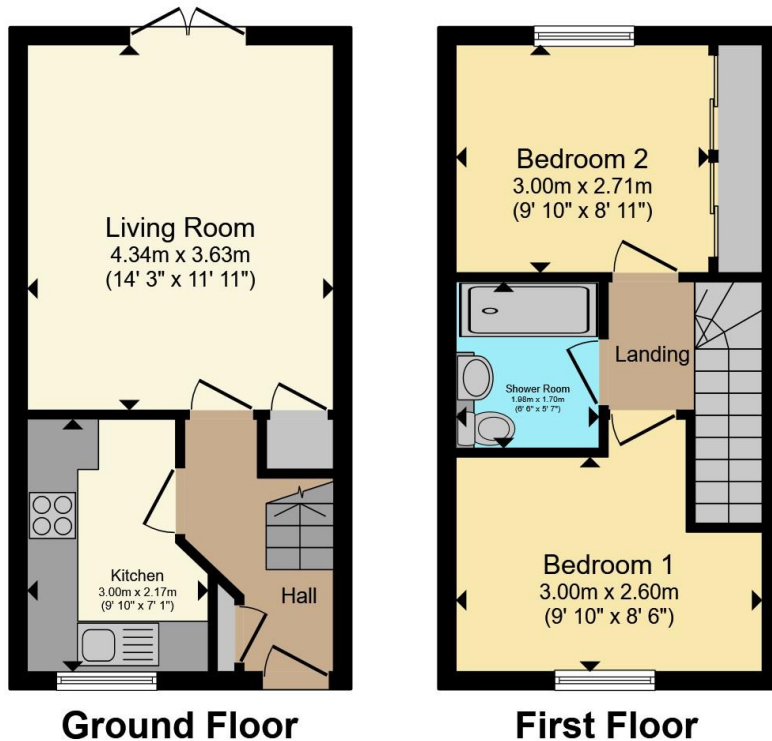
Up and over door. No electrics.

## Parking

Driveway and garage.







Total floor area 54.0 m<sup>2</sup> (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: Council Tax  
Awaited Band: C

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Tenure: Freehold



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