



Horton Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- No onward chain
- Surrounded by parkland in wonderful position
- Offering almost 1600 Sq. Ft of total space
- Four bedrooms
- Ground floor kitchenette
- Kitchen/breakfast room with Juliette balcony
- Living and dining areas
- Three bathrooms
- Options for reconfiguring
- Integrated garage, South facing garden and parking

Coming to the market with no onward chain and enjoying a fantastic position with stunning parkland views from the first and second floors, this deceptively spacious townhouse offers bright and flexible accommodation arranged over three floors.

Situated within the highly desirable Livingstone Park, the property is less than a mile from Epsom railway station and town centre, while the acclaimed Southfield Park Primary School is just a short walk away.

Thoughtfully designed for modern family living, the accommodation features well-defined spaces that flow seamlessly together, creating an ideal setting for entertaining and everyday life.

The ground floor comprises a spacious entrance hall, a versatile multi-functional room currently used as a kitchenette, with direct access to the garden and potential to create a self-contained studio if required. A useful shower room and additional storage complete this level.



The first floor provides a generous living room flowing into the dining room, alongside a well-appointed kitchen/breakfast room to the front, complete with Juliet balcony. A convenient cloakroom completes this level.

The top floor comprises a spacious principal bedroom enjoying attractive views and an ensuite shower room, together with two further exceptionally well-proportioned bedrooms and a contemporary four-piece family bathroom.

Outside, the property continues to impress with a fully enclosed, meticulously maintained and mature south-facing rear garden. Offering a good degree of privacy, it provides an ideal space for relaxing and entertaining. Further benefits include an integral garage and driveway parking for two vehicles to the front, adding to the practicality and appeal of this superb family home.

Livingstone Park is a quiet and well-regarded residential development, ideally positioned for Southfield Park Primary School and on the doorstep of Horton Golf Club and Horton

Country Park. The surrounding open spaces provide an excellent setting for walking, cycling and enjoying the outdoors, while David Lloyd Leisure Club is just 0.3 miles away.

Epsom town centre is also within easy reach, offering an excellent choice of shops, bars, restaurants, a cinema and theatre, alongside a wide range of everyday amenities. The area is also well served by popular local schools, making it particularly appealing to families.

Transport links are excellent, with Epsom railway station providing regular services to London Waterloo, Victoria and London Bridge. For those travelling by road, the M25 at Junction 9 is approximately three miles away, providing convenient access to both Heathrow and Gatwick airports.

Tenure: Freehold
Council tax band: F

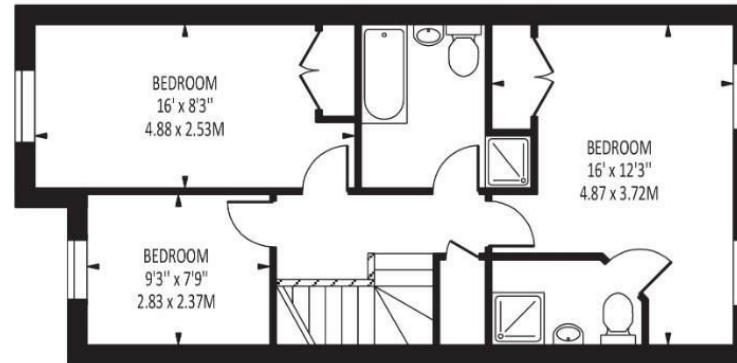




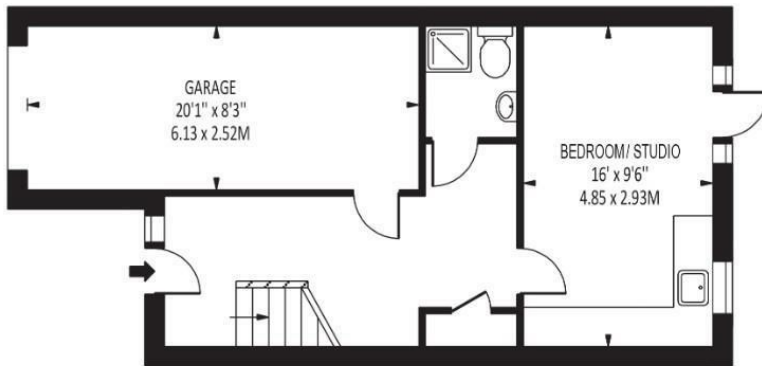


Horton Crescent

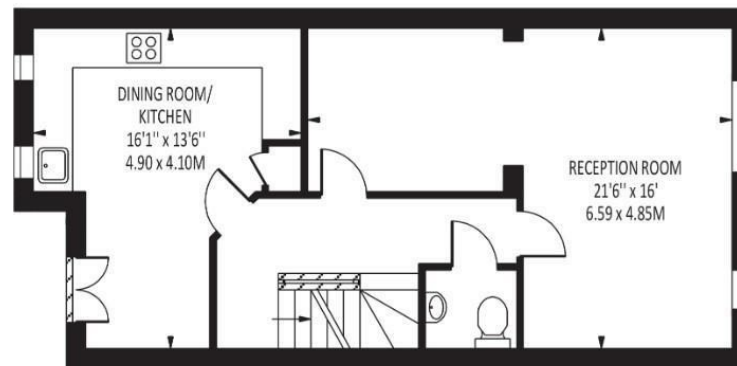
Total Area: 1587 SQ FT • 147.43 SQ M
(including Garage)
Garage Area : 166 SQ FT • 15.45 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England & Wales		
	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

