

KAYBRIDGE  
RESIDENTIAL

HORTON HILL  
TERRACE  
1860



Horton Hill, Epsom  
Epsom

In Excess of £500,000





## Horton Hill

Epsom, Epsom

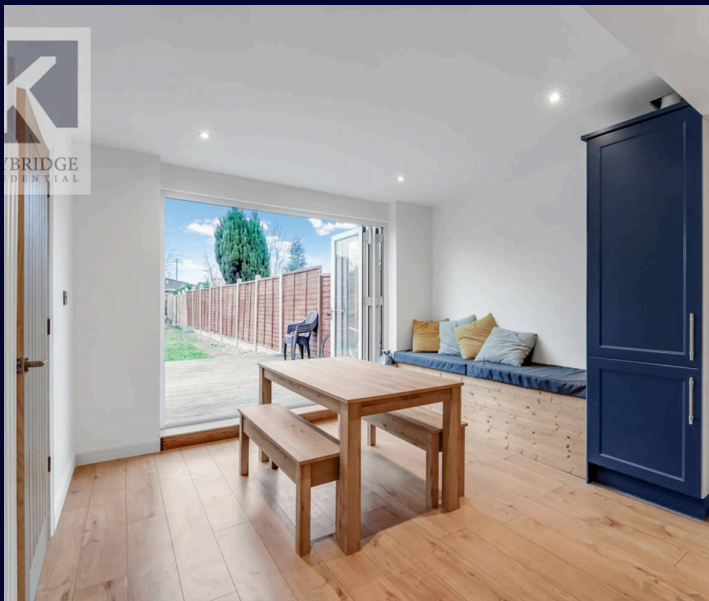
- Two Bedroom House
- Brand New Bathroom
- Downstairs WC
- Spacious Open Plan Kitchen/Diner
- Approx 90ft Garden
- Driveway
- Side Access
- Immaculately Presented
- 0.7 Miles to Epsom Station

This immaculately presented two bedroom terraced house offers an exceptional standard of modern living within easy reach of Epsom town centre and mainline station (approximately 0.7 miles away).

The property has been thoughtfully updated throughout, boasting a brand new bathroom with contemporary fittings and a practical downstairs WC for added convenience. Upon entering, you are greeted by a welcoming hallway that leads into the spacious open plan kitchen and dining area, which is ideal for both every-day living and entertaining guests.

The kitchen is beautifully appointed, featuring sleek cabinetry, integrated appliances, and ample worktop space, while the adjoining dining area provides plenty of room for a large table and chairs. The generous living room is filled with natural light, creating a warm and inviting atmosphere. Upstairs, there are two well-proportioned bedrooms, each offering comfortable accommodation and built-in storage options. The property benefits from a private driveway to the front, providing off-street parking, as well as useful side access.

Finished to a high standard, this home is ready to move into and would suit first-time buyers, professionals, or those seeking a well-located





Finished to a high standard, this home is ready to move into and would suit first-time buyers, professionals, or those seeking a well-located downsize. The location is highly sought after, offering excellent access to local amenities, schools, and transport links, making commuting and daily errands straightforward. With its blend of stylish interiors, practical features, and prime location, this two bedroom house represents a fantastic opportunity to secure a quality home in the heart of Epsom. Early viewing is highly recommended to appreciate all that this superb property has to offer. Council Tax band: D

Tenure: Freehold

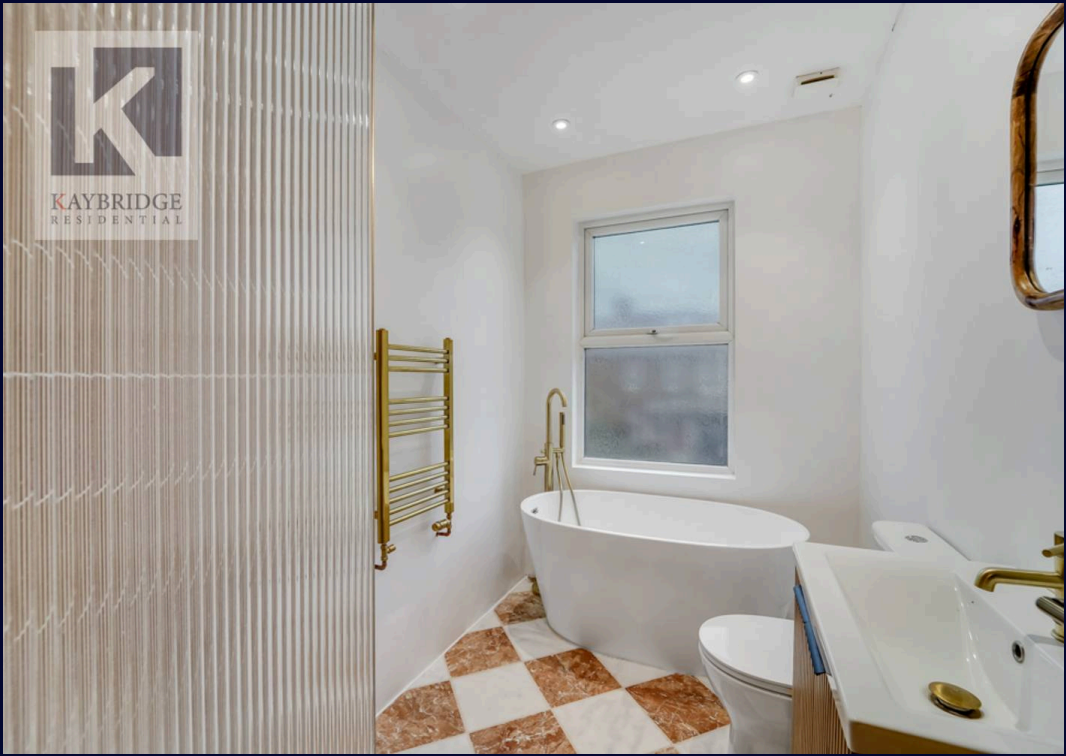
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Discover Epsom – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family



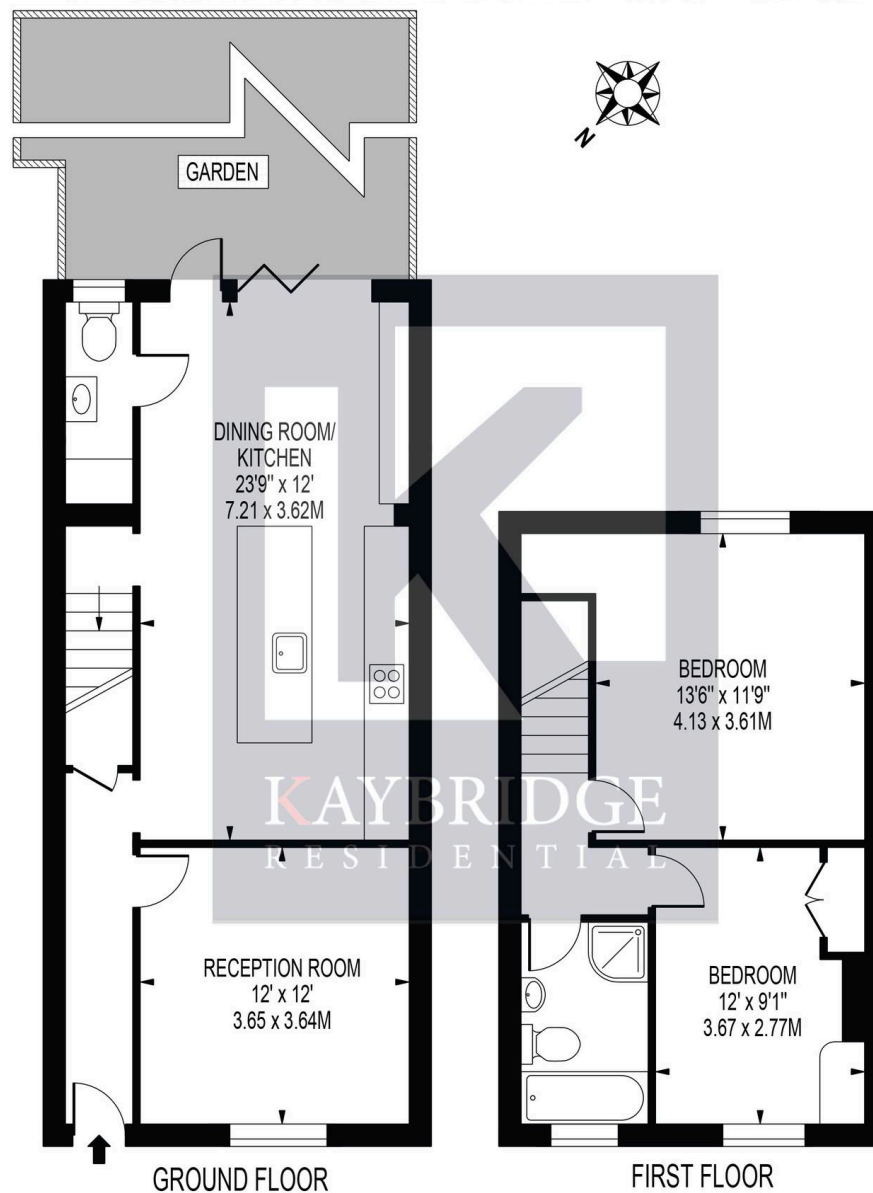






# HORTON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 936 SQ FT - 86.94 SQ M



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 OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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