

Horton Hill, Epsom

Epsom

Guide Price £475,000 - £500,000



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- Three bedroom home
- Close proximity to well-regarded schools and mainline station
- Short walk to Epsom town centre and Horton Country Park
- Spacious front and rear gardens
- Off-street parking
- Kitchen/diner
- Potential to extend (STPP)
- Downstairs W.C

This well-presented three bedroom terraced house offers a superb opportunity for families and professionals seeking a comfortable and versatile home in a highly desirable Epsom location. Situated within close proximity to well-regarded schools and the mainline station, the property is also just a short walk from the vibrant Epsom town centre and the scenic Horton Country Park, providing convenience and excellent local amenities.

The accommodation is thoughtfully arranged and features a welcoming entrance hall leading to a bright lounge, ideal for relaxing or entertaining guests. The kitchen/diner provides ample space for family meals and gatherings, with plenty of natural light enhancing the inviting atmosphere and a downstairs W.C. Upstairs, you will find three bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms, a home office or nursery, depending on your needs.



Additional benefits include off-street parking, which is a rare advantage in this sought-after area, and the property's generous proportions throughout. With spacious front and rear gardens, the home provides plenty of potential for personalisation and further development, including the possibility to extend (subject to the necessary planning permissions).

This attractive home is ideally positioned for easy access to local shops, cafes, and leisure facilities, making it a perfect choice for those seeking a balanced lifestyle with everything on the doorstep. With its combination of flexible accommodation, and scope for future development, this property represents an outstanding opportunity to secure a long-term family home in one of Epsom's most popular residential areas. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

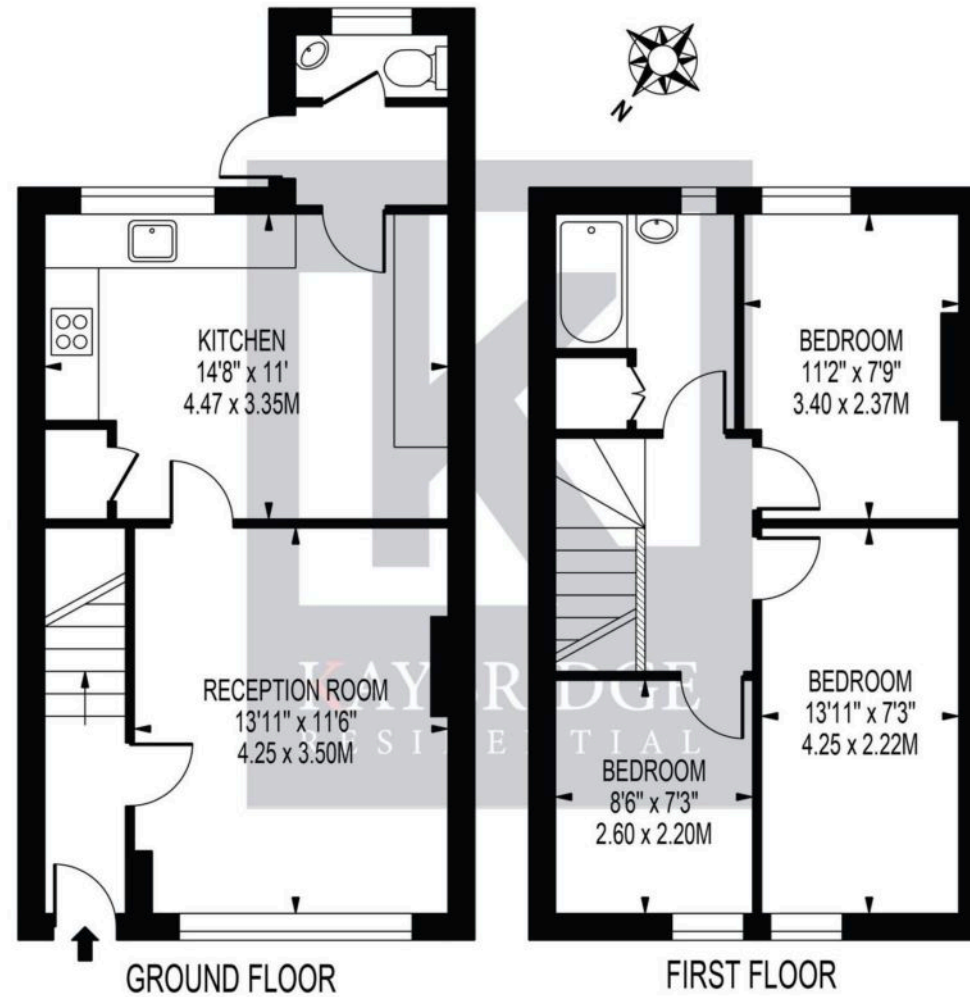
EPC Environmental Impact Rating: D





HORTON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 792 SQ FT - 73.60 SQ M



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