



Horton Hill, Epsom



£425,000

Freehold

- Three bedrooms
- End of terrace house
- Tucked away position
- Walk to town & station
- Living room
- Kitchen/breakfast room
- 65ft Southerly facing garden
- Downstairs bathroom
- Ensuite W.C
- New driveway with parking x 2



Tucked away in a quiet position within a popular no through road, this deceptively spacious end of terraced house benefits from a 65ft Southerly facing garden, and a recently replaced block paved driveway with parking for two cars to the front.

As well as enjoying a fantastic position, the property benefits from well balanced accommodation laid out over two floors and is walking distance of Epsom town centre, railway station and within the catchment areas of many good local school. Viewing is strongly advised.

Nestled at the end of the road with a genuine degree of privacy, the practical enclosed porch provides access to the entrance hallway which enjoys a very welcoming feel.

The living room is located at the front of the house and provides a comfortable reception space, the kitchen/breakfast room provides direct access to the beautiful rear garden and is in good order throughout with the added benefit of a utility area.

The ground floor accommodation is completed by a modern downstairs white bathroom suite.

The rear garden really is a feature and benefits from the much requested Southerly aspect, making it not only a private and secluded space but also a bright one too.

The garden benefits from sole un-interrupted use of an extra piece of land (shown on the plot map) which provides a perfect space for a detached shed, home office or play house.

To the front of the property there is a newly laid block paved driveway with off street parking for two cars and there is significant potential to extend to the rear STPP.







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			
England & Wales		EU Directive 2002/91/EC	

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