



Horton Hill, Epsom KT19 8ST

welcome to

Horton Hill, Epsom

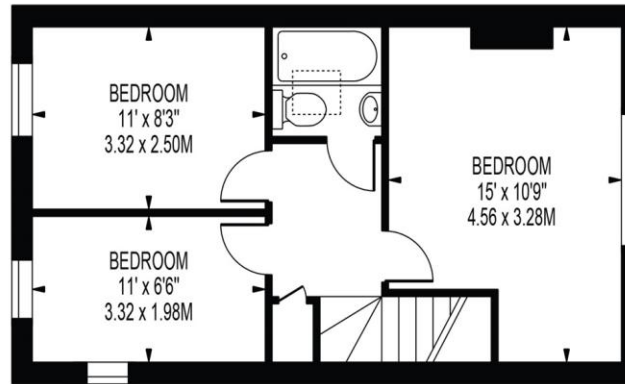
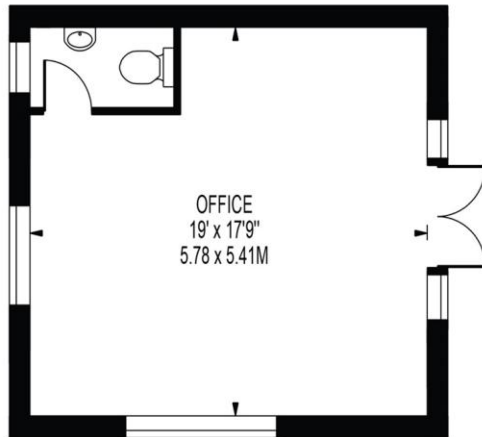
Barnard Marcus are delighted to welcome to the market this fantastic three bedroom end of terrace family home. The property benefits from off street parking, a fantastic fully insulated outbuilding with W.C & is within walking distance to shops, schools & Epsom Station.



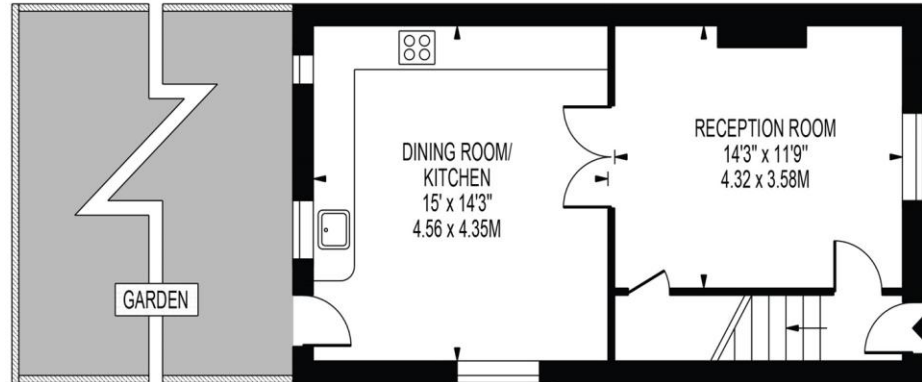
HORTON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 852 SQ FT - 79.12 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 337 SQ FT - 31.27 SQ M



FIRST FLOOR



GROUND FLOOR

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.
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.

Located on a highly sought-after residential road in Epsom, this well-appointed three-bedroom end-of-terrace home offers a harmonious blend of modern living and convenience.

Ideally positioned within close proximity to reputable schools, local amenities, and Epsom Station, with frequent direct rail services to London Waterloo, Victoria, and London Bridge.

Accommodation comprises of a welcoming ground floor featuring a spacious living room and a contemporary open-plan kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining. The first floor hosts three generously sized bedrooms and a family bathroom fitted with a modern three-piece suite.

Gas central heating is installed throughout, ensuring comfort across all seasons, and a private rear garden is offering a tranquil outdoor retreat. Further benefits include off-street parking and a fully powered outbuilding with W.C., providing versatile space suitable for a home office, studio, or guest accommodation.

This property presents an exceptional opportunity for families and professionals seeking a stylish and practical home in a well-connected location.

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Horton Hill, Epsom

- End of Terrace Family Home
- Three Bedroom
- Modern Open-plan Kitchen Breakfast Room
- Off-street Parking
- Private Rear Garden
- Fully Powered Outbuilding with WC
- Walking Distance to Shops, Station & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110701



Property Ref:

EPS110701 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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