



HORTON HILL EPSOM KT19 8SY

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A three bedroom mid terrace character property within a walk of Epsom town centre and station with south facing front garden and reception room.

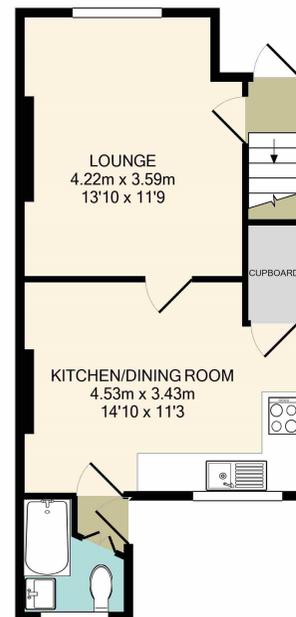
Front door leads to Entrance Porch. Sitting Room: Victorian style fireplace, picture rail, wood effect flooring, door to: Kitchen/Diner: range of units in light Oak effect, single stainless steel sink unit with mixer tap and drainer, gas cooker point, walls part tiled in mosaic, wall mounted boiler, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, shelving, space for kitchen table, step down to Inner Lobby. Bathroom: panel enclosed bath, shower attachment, pedestal wash hand basin, low level w.c., walls part tiled, ceramic tiled floor, ladder back heated towel rail.

From the Ground Floor, stairs lead to First Floor Landing: access to large loft space. Bedroom One: Victorian style fireplace, pine wood floor, recess, window overlooking front garden. Bedroom Two: Victorian style fireplace, pine wood floor. Bedroom Three: pine wood floor, window overlooking rear garden.

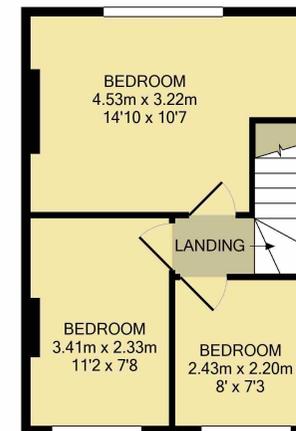
Outside: Immediately to the rear of the property is a paved courtyard with flowering borders, beyond parking for two vehicles. To the front: garden laid to lawn with off street parking.

EPC=D

**Guide Price £375,000 Freehold**



Ground Floor  
Approx. Floor  
Area 35.8 Sq.M.  
(386 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 29.5 Sq.M.  
(318 Sq.Ft.)

Total Approx. Floor Area 65.4 Sq.M. (703 Sq.Ft.)



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.