



Jackie Quinn
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7 Horton Hill, Epsom
Guide Price **£520,000**

For sale with no onward chain, this newly renovated two bedroom, two bathroom home has been tastefully modernised throughout and offers stylish, move-in-ready accommodation in a desirable location close to Epsom town centre and train station ensuring easy access for commuting and everyday needs.

The property opens into the bright front reception room which leads through to a spacious open plan kitchen and dining area, perfectly suited to modern family life and entertaining. The kitchen is finished to a high standard with sleek units, integrated appliances, and generous worktop space, while the dining area would comfortably accommodate a large table and chairs. A contemporary family bathroom completes the ground floor.

Upstairs are two generously sized bedrooms, both offering comfortable living space with the rear bedroom benefits from an ensuite shower room and integrated storage. The loft is fully boarded with a pull down ladder.

Externally, the property benefits from a private driveway providing off-street parking and a detached, low maintenance rear garden.

Finished to an excellent standard throughout, this attractive home is ideal for first time buyers, professionals, or those looking to downsize without compromising on quality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Newly renovated throughout and for sale with no onward chain
- Easy reach of Epsom station and town centre
- Off street parking
- Low maintenance detached garden
- Open plan kitchen/dining room
- Two bathrooms

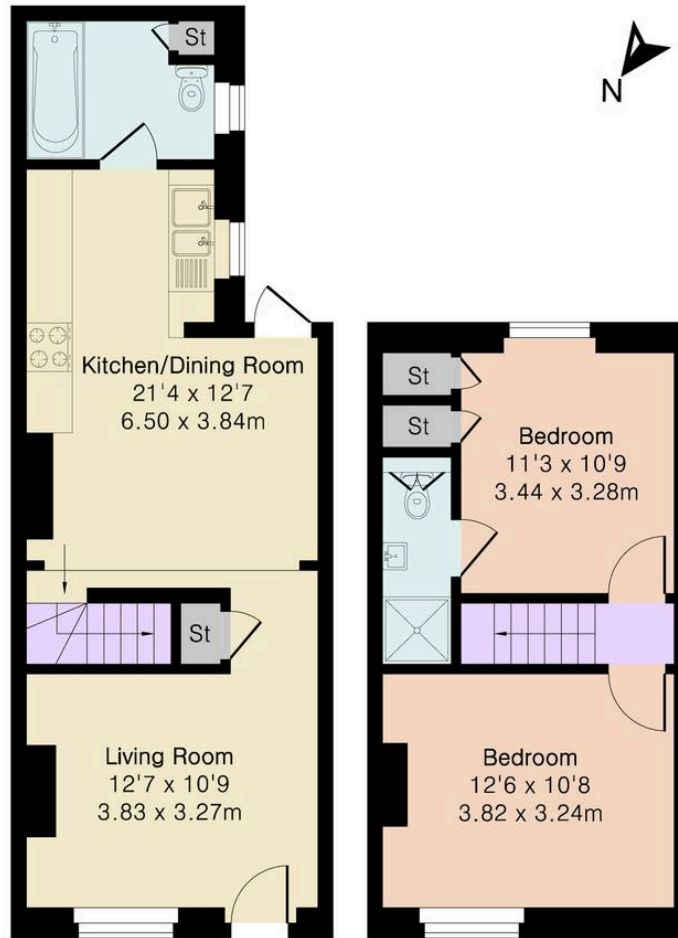




Approximate Gross Internal Area 754 sq ft - 70.0126 sq m

Ground Floor Area 437 sq ft – 40.5599 sq m

First Floor Area 317 sq ft – 29.4527 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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