



**107 Hook Road, Epsom, KT19 8TP**  
**Guide price £600,000**





CURRENTLY LET - THEREFORE  
WOULD SUIT INVESTOR OR FOR  
YOUR OWN FAMILY HOME.

A semi-detached family home with huge potential to extend to the rear and/or loft convert (stpp), located close to Epsom Town Centre and the Mainline Train Station.

The current ground floor layout includes an enclosed porch, long entrance hallway, a good size living room, open kitchen/dining room with under stair storage, shower room and a lean-to section with gardeners WC and deep storage room.

Upstairs there are two double bedrooms, a good size single bedroom and a family bathroom. A pull down ladder gives way to a good size boarded loft space with window and eaves storage.

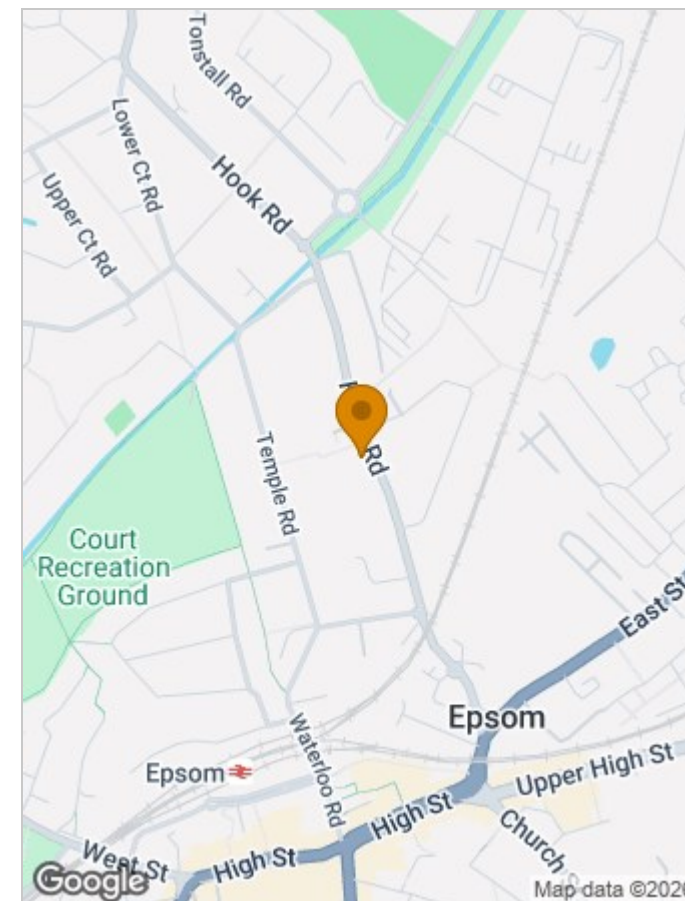
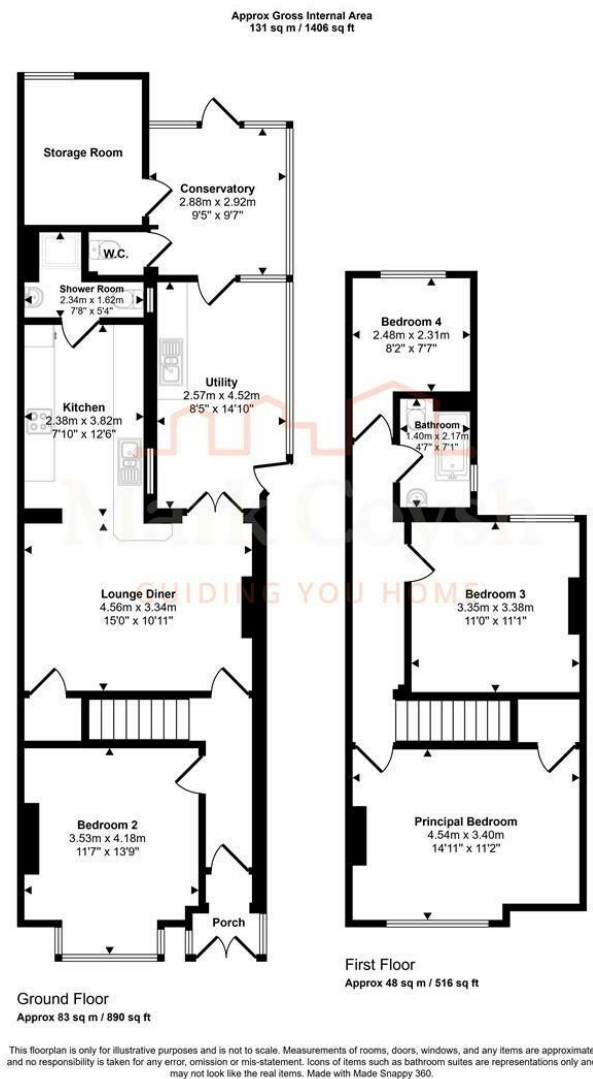
The rear garden is a good length, mainly laid to lawn with space for a green house and shed and handy side access to the front of the property. Here you will find a driveway with off street parking for approx two vehicles.

Further most noteworthy benefits include close proximity to some of Surrey's most sought after schools and colleges , including Rosebery For Girls, Glyn Comprehensive School for Boys, Epsom College, Laine Theatre Arts and The University for the Creative Arts. The world famous Epsom Downs Racecourse is a short drive away, as well as some of the areas most stunning natural beauty spots. The area is also serviced by a wide road network linking in and out of London, most importantly within easy reach of Gatwick and Heathrow Airports.









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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