



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.

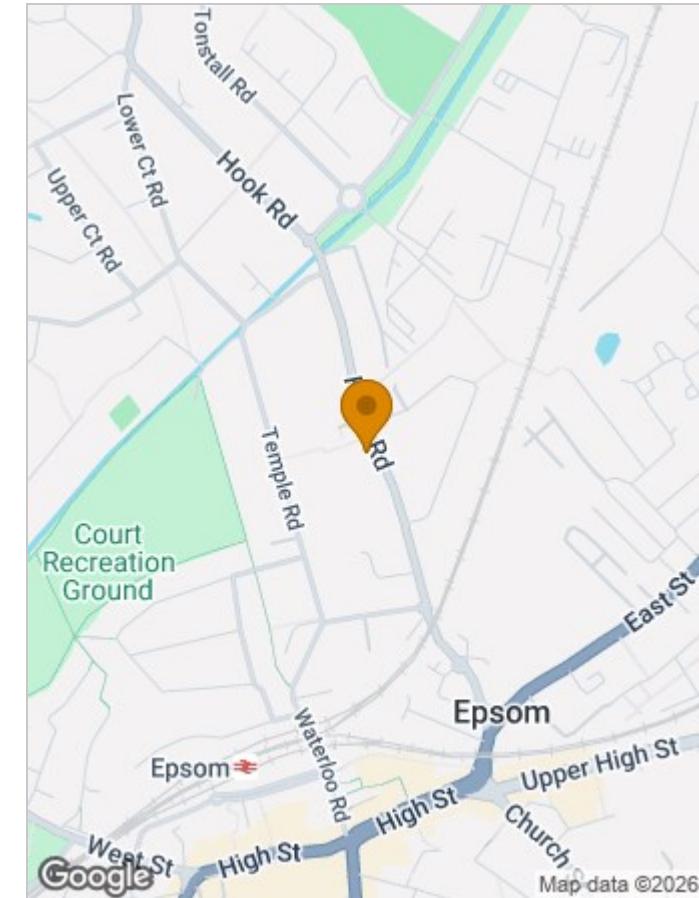
Upstairs there are two double bedrooms, a good size single bedroom and a family bathroom. A pull down ladder gives way to a good size boarded loft space with window and eaves storage.

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		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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

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