



Hook Road, Epsom

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Victorian semi detached home
- Bay fronted lounge
- Separate dining room
- Modern kitchen
- Utility space
- Family bathroom with roll top bath
- Three bedrooms
- Shower room
- 120ft x 40ft rear garden at its widest point
- Close to Epsom Town Centre

Behind its attractive Victorian façade, this beautifully presented semi detached home blends period charm with contemporary styling, creating a home perfectly suited to modern family life. Ideally positioned within a short distance of Epsom town centre, the property offers a wonderful balance of character, practicality and lifestyle appeal.

The bay fronted front lounge provides an elegant and welcoming first impression, centred around a striking gas fired cast iron feature fireplace that adds warmth and personality to the space. To the rear, the dining room creates a sociable setting for entertaining and everyday living, flowing naturally through to the kitchen, where generous workspace and a well designed layout enhance the feeling of connection throughout the home.

Beyond the kitchen, a separate utility room adds valuable practicality, leading through to a luxurious bathroom complete with a stunning roll top bath, a calm and indulgent retreat at the end of the day.

Upstairs, the property offers three well proportioned bedrooms, each thoughtfully presented with an abundance of natural light, alongside a contemporary shower room serving the first floor.

One of the standout features of the home is the impressive easterly facing



rear garden, measuring approximately 120ft x 40ft at its widest point. Beautifully landscaped with mature planting, lawned areas and patio seating spaces, it provides an exceptional outdoor environment for relaxing, entertaining and family living.

Further benefits include off street parking for one vehicle, a roof replaced just two years ago, and fully glazed windows throughout. The property also enjoys a superb location close to Epsom's shops, restaurants, cafés and transport links, while retaining the charm and tranquillity of a peaceful residential setting.

A characterful and stylish home with exceptional outdoor space, perfectly combining Victorian elegance with modern living.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike

rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsland. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council tax band - D



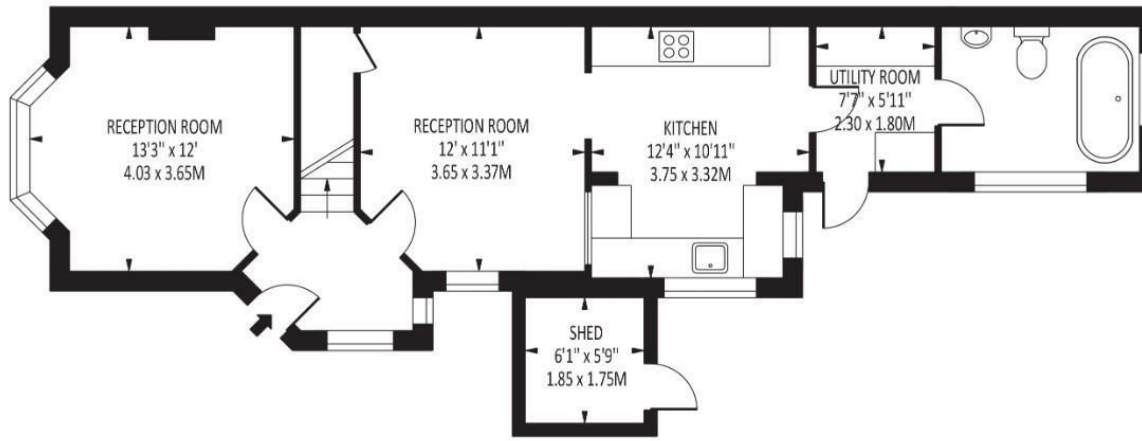
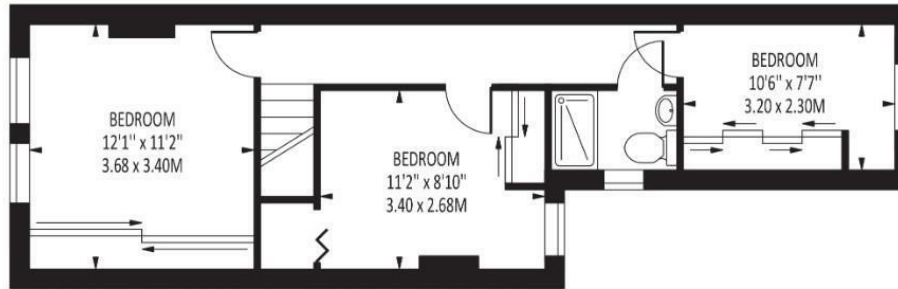


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Total Area: 1065 SQ FT • 98.97 SQ M
(Including Shed)
Shed Area : 35 SQ FT • 3.24 SQ M



Disclaimer: 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 of 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.

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

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