



Hook Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £650,000 Freehold

- Period Semi Detached House
- Three Double Bedrooms
- Large Family Bathroom with Separate Shower
- Modern Fitted Kitchen
- Ground Floor Office with ensuite WC
- Bright & Spacious Reception areas
- Flat Manicured Rear Garden
- Character features incl Open Fireplace
- Short Walk to Station & Shops
- Off Road Parking to Front

Situated in a convenient central location in Epsom, this delightful semi-detached house, was built in circa 1900, and offers a perfect blend of period charm and modern convenience. Spanning an impressive 1,336 square feet, this property boasts well-appointed reception rooms, providing ample space for both relaxation and entertaining.

Internally there are three generously sized double bedrooms, ensuring comfort for the entire family. The spacious modern family bathroom is a standout feature, complete with a luxurious standalone bath and a separate shower, creating a serene retreat for your daily routines.

Additionally, the ground floor office, is equipped with



an ensuite WC, presenting an ideal space for remote working or even an occasional bedroom.

Externally the manicured rear garden is a true gem, offering a tranquil outdoor space for family gatherings, gardening, or simply enjoying the fresh air. This property is not only a home but a lifestyle, and combines the charm of a period house with the practicality required for modern family life. The front of the property has the additional benefit of off street parking.

With its elegant features and thoughtful layout, this semi-detached house is a wonderful opportunity for those seeking a spacious and inviting family home in Epsom.

Epsom high street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - E







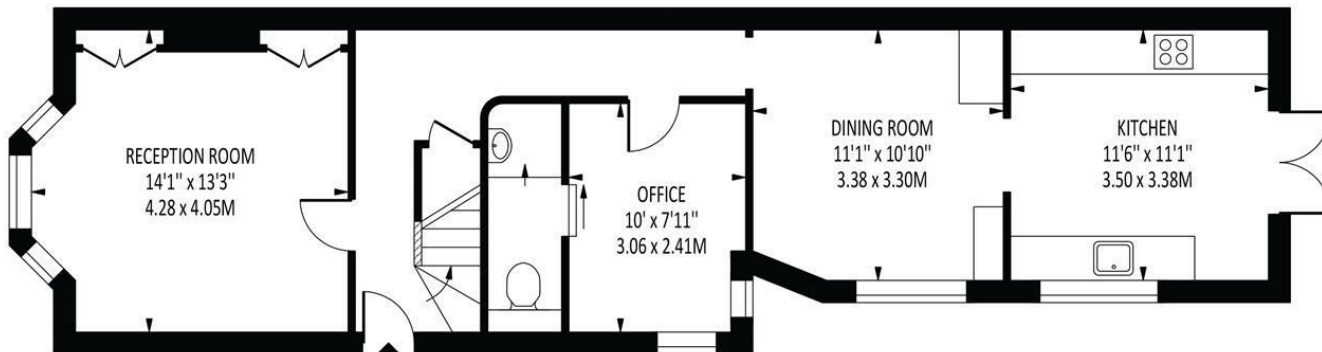
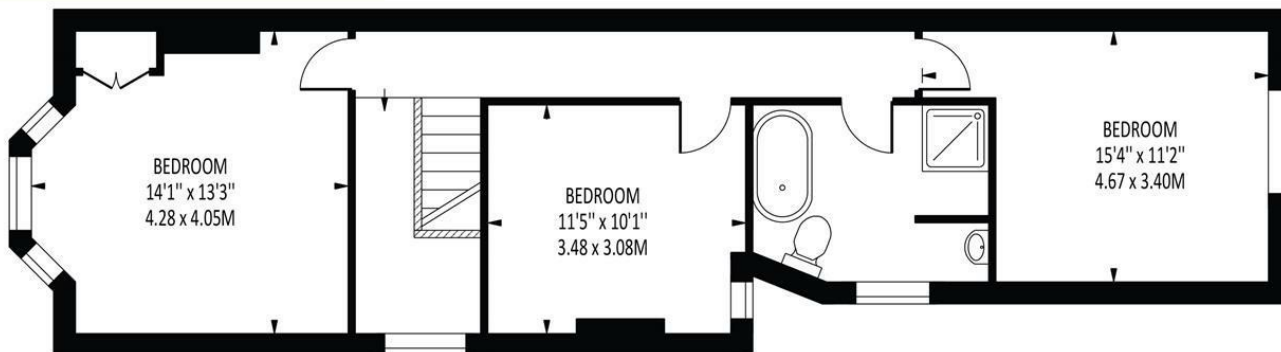


The **PERSONAL** Agent



Hook Road

Total Area: 1336 SQ FT • 124.14 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



