Hookfield, Epsom

The PERSONAL Agent

Offers In Excess Of £800,000
Freehold

- No onward chain
- Hugely sought after road & position
- Huge scope for extension (STPP)
- Rear garden measuring 90ft x 30ft
- Three/Four bedrooms
- Two/Three reception rooms
- Utility room & d/s shower room
- Four piece bathroom
- Garage
- Close to station, High Street & great schools

Coming to market with no onward chain and located within a prime position in one of Epsom's most sought after roads, this attractive semi detached family home offers nicely balanced accommodation, alongside the added benefit of huge potential for extension (STPP). The property enjoys ample off street parking and an established rear garden measuring 90ft x 30ft.

Already cleverly extended to the rear behind the garage, the property enjoys three reception areas and is perfectly positioned for Epsom Station, which is approximately 0.4 miles and within close proximity to the open spaces of the Stamford Green Conservation area, Epsom and Ashtead Commons, Horton Country Park, Court Recreation Ground and some of the town's best schools.

When you consider the wonderful position it enjoys alongside the numerous other stand out features, finding a property with so much potential in Hookfield, within this price point, will be a very difficult task indeed.

The Westerly facing 90ft x 30ft rear garden is a real feature and enjoys a secluded and private aspect with two separate patio areas offering ample space for entertaining. The property offers a welcoming entrance hall and reception room leading into a separate dining room which is flooded with natural light, and patio doors opening to the rear garden. The kitchen links to a large utility which follows into a rear family room that is next to a shower room so could easily be converted into a bedroom if needed for a growing family, guests or an elderly relative. Upstairs offers two double bedrooms and a further single bedroom. All rooms are served by the modern four piece family bathroom.

Further benefits include a sizable loft space, plantation shutters across many windows, attached garage with electric door and full double glazing throughout.

The current vendors have previously considered extending up over the garage and into the loft to create a total of four double bedrooms and there is also scope (STPP) to extend across the back of the house to create a huge open plan kitchen/dining/family area if desired, in short there are multiple possibilities for the new owner to grow into this already great home or extend to create excellent longevity.

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 and Ashtead Commons, 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 Stamford Green Primary School, St Joseph's and St Martins. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. 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 train services into London Bridge, 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 45 minute drive away and Gatwick about 35 minutes away, offering international travel without the stress of a long journey.

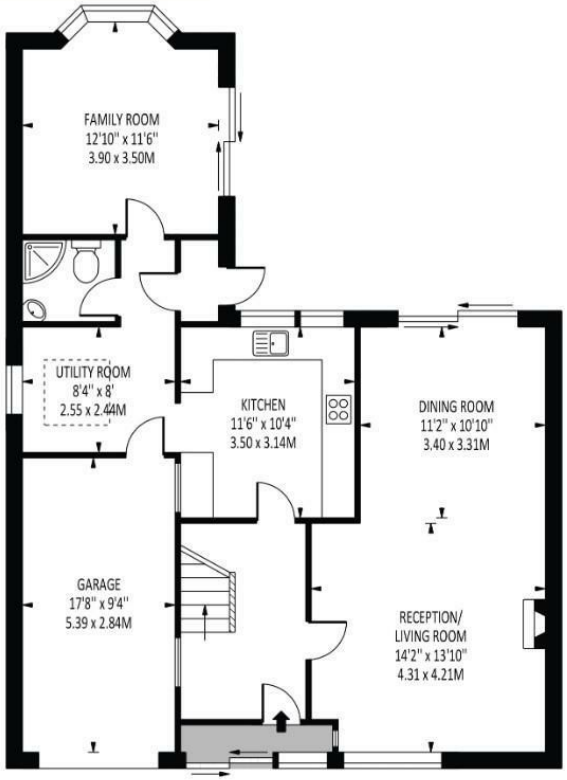
Tenure- Freehold
Council Tax Band-F

THE RUDDLE
FAMILY
KT19

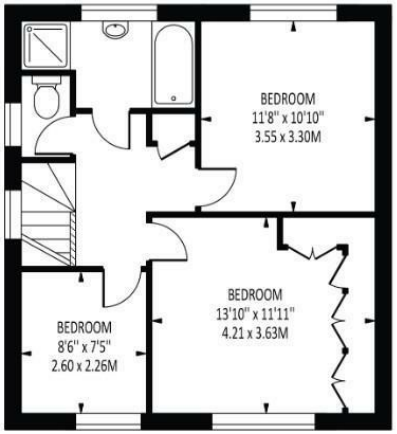
The PERSONAL Agent

Hookfield

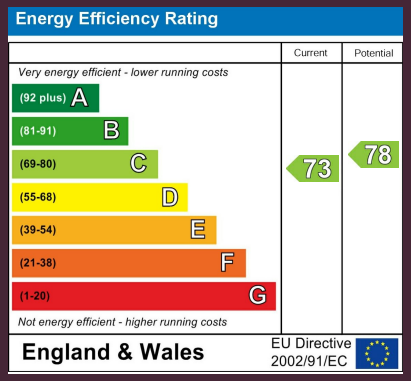
Total Area: 1497 SQ FT • 139.04 SQ M
(Including Garage)
Garage Area : 165 SQ FT • 15.31 SQ M



GROUND FLOOR



FIRST FLOOR



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 inpspection, 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.

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 & KINGSWOOD 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.