



Hookfield, Epsom

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Cleverly extended family home
- Highly desirable & sought after location
- Providing over 2214 Sq. Ft of space
- Four double bedrooms & two bathrooms
- Stunning 27ft x 22ft kitchen/dining room
- Two further generous reception rooms
- Utility room & downstairs shower room
- 50ft x 40ft driveway with attached store
- Presented to a high standard throughout
- Short walk to shops, schools and station

Set within one of Epsom's most premier and highly requested roads, this attractive and substantial detached residence is just a short stroll from the town centre and mainline railway station. Enjoying a fantastic position, the property has been thoughtfully extended to create an exceptional family home in one of the area's most sought after locations.

Offering over 2,200 sq ft of bright, well balanced accommodation across two floors, the house provides a traditional yet flexible layout ideally suited to modern family life. Its generous proportions and standout features make it a rare opportunity within its price range, a home offering both immediate enjoyment and long term longevity.

The property sits within the catchment of several highly regarded primary and secondary schools and is conveniently located within walking distance of Epsom town centre and the railway station, with regular services to London Victoria, Waterloo and London Bridge.

From the moment you step inside, the sense of space is clear.



The front door opens into a welcoming central hallway, from which all principal rooms flow effortlessly.

The ground floor centres around a magnificent 27ft x 22ft kitchen dining family room, an impressive open plan space designed for entertaining and everyday living. Bi folding doors connect seamlessly to the garden. In addition, there are two generous reception rooms, currently arranged as a living room and playroom, alongside a practical utility room and contemporary downstairs shower room.

Upstairs, four double bedrooms offer excellent flexibility. The principal bedroom enjoys its own ensuite shower room, while a modern four piece family bathroom serves the remaining rooms, all finished to a high standard.

The outside space perfectly complements the scale of the home. To the front, a substantial frontage of approximately 50ft x 44ft creates an immediate sense of presence, with a large driveway providing ample off street parking for multiple vehicles. An attached store, linked directly to the house, adds further

practicality and secure storage.

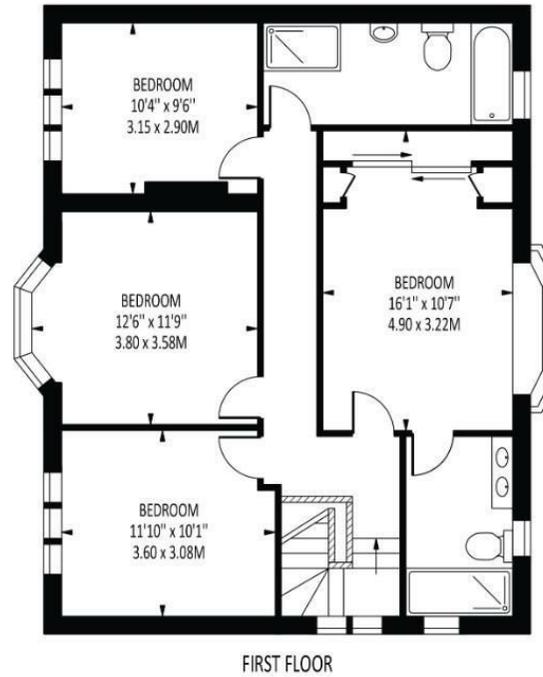
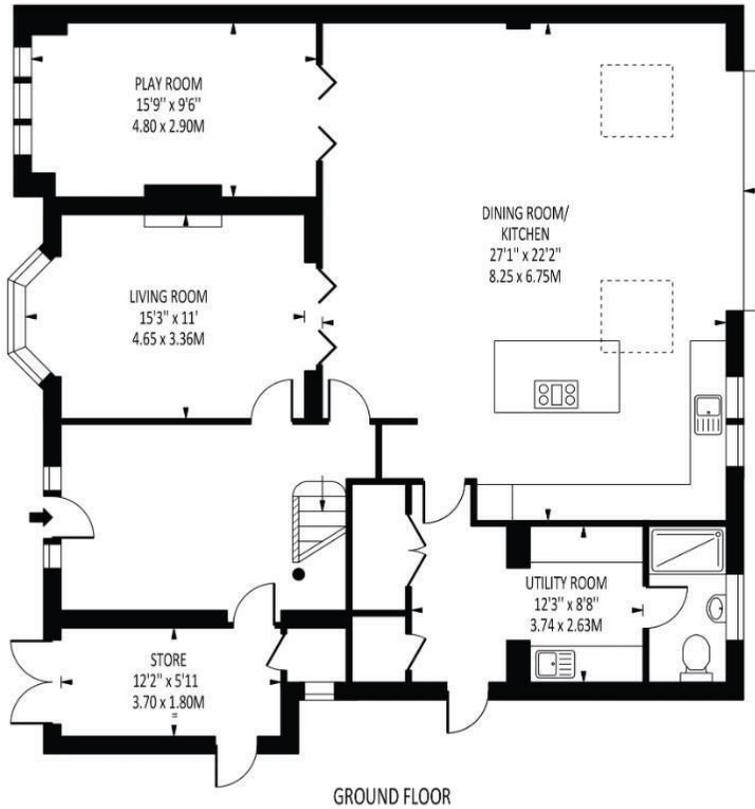
A side gate leads to the landscaped rear garden measuring around 47ft x 40ft. Designed for low maintenance, it enjoys an easterly aspect, welcoming morning sun and offering a peaceful, secluded setting. An artificial lawn provides a practical play area for children, while a generous terrace is ideal for al fresco dining and relaxed entertaining. A detached, lockable storage shed workshop completes the space.

Hookfield is widely regarded as one of the area's most requested roads, prized for its convenient yet peaceful position. Epsom remains a highly sought after commuter town to the south west of London, offering an excellent mix of state and independent schools. Nearby Epsom Downs, home to The Derby, provides beautiful open spaces, and the M25 Junction 9 is a short drive away, offering easy access to Heathrow and Gatwick airports.

Tenure: Freehold
Council Tax Band: G







| 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 |

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.

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