



Hook Road, Epsom

The **PERSONAL** Agent

Guide Price £425,000

Freehold

- No onward chain
- Close to outstanding school
- Two double bedrooms
- Two reception rooms
- Blank canvas opportunity
- 50 ft driveway
- Close to Long Grove Park
- Walking distance of Town & Station
- A great first time buy or investment
- Over 800 sq ft of accommodation

Offered with no onward chain and located in a residential road on the periphery of Long Grove Park and a short walk from the outstanding and highly requested Southfield Park primary school, this deceptively spacious terraced home warrants immediate viewing to avoid disappointment.

Whilst it is undeniable that the property requires full decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The surrounding area benefits from hundreds of acres of open parkland, with bridle paths and woodland walks providing easy access to Horton Country Park and the Stamford Green conservation area. This property balances a pleasant residential feel with the convenience of being walking distance of the hustle and bustle of Epsom town centre and mainline railway station.



The ground floor benefits from a hallway providing access to a generous living room to the front of the property and a further reception room, that could be used as a formal dining area. The ground floor is completed by a kitchen which provides direct access to a conservatory and the private garden beyond along with the shower room.

On the first floor the well balanced accommodation continues with two true double bedrooms. To the front is an 50ft driveway that could easily take off street parking for 5+ cars and a 65ft rear garden.

The property will make a great first time buy, a fantastic family home or has the potential as a great rental investment for any investor looking to expand their portfolio.

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.

Immediate viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - D

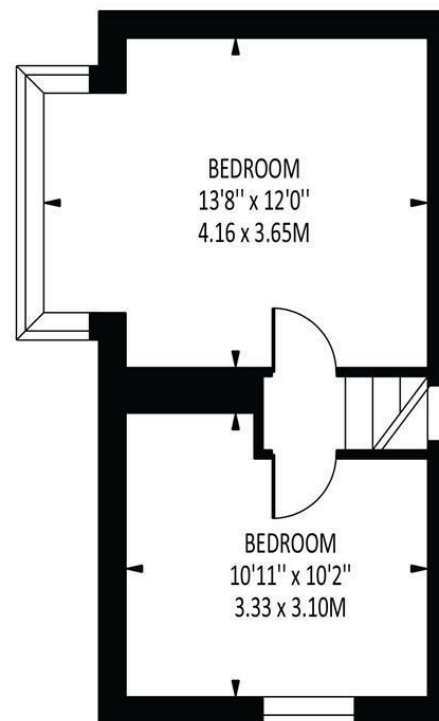
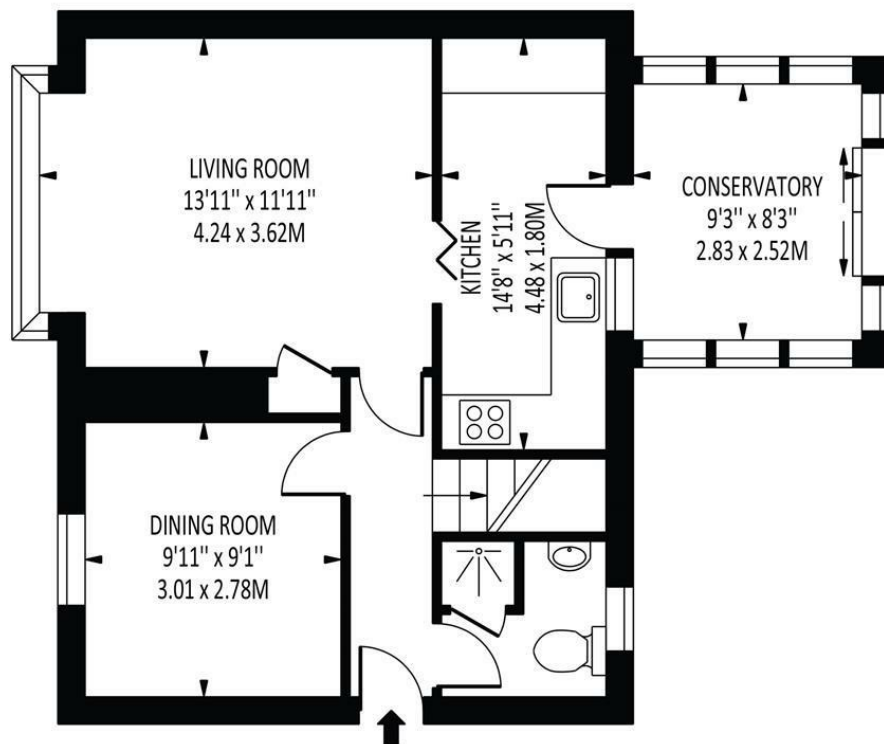




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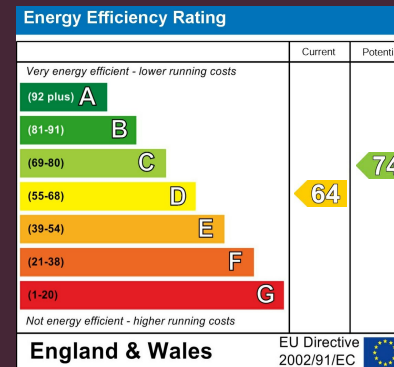
Hook Road
Total Area: 818 SQ FT • 75.99 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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