



Hook Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £575,000 Freehold

- Victorian semi-detached home
- No ongoing chain
- Easy walk to town, station & schools
- Three true double bedrooms
- Two reception rooms
- 15ft x 14ft kitchen
- Family bathroom and d/s shower room
- Off street parking
- Mature rear garden
- Scope to extend STPP

This attractive Victorian semi-detached house is set in a superb position on the corner of Hook and Miles Road and is just a short walk to Epsom town centre and the railway station, which is approximately 0.4 miles away.

Offered with no ongoing chain and enjoying a really nicely balanced layout, we believe that this character home offers a great blank canvass and 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.

There is also scope to extend STPP with many direct neighbours setting the precedent for what could be achieved, and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.

Hook Road is incredibly popular with a mix of Victorian semi



detached homes and is located on the periphery of the Town Centre, with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

On the ground floor are two reception rooms, one of which leads directly to the 15ft x 14ft kitchen which makes a superb entertaining space. The ground floor is completed by a downstairs shower room and useful understairs storage cupboard. On the first floor there are three true double bedrooms serviced by a decent sized family bathroom.

Further noteworthy points include a mature rear garden with garden shed and a patio area, whilst there is also off street parking accessed via Miles Road.

The town centre and railway station is approximately 0.4 miles away, with easy walking access to the station, which takes on

average around 7 minutes.

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. 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 - D



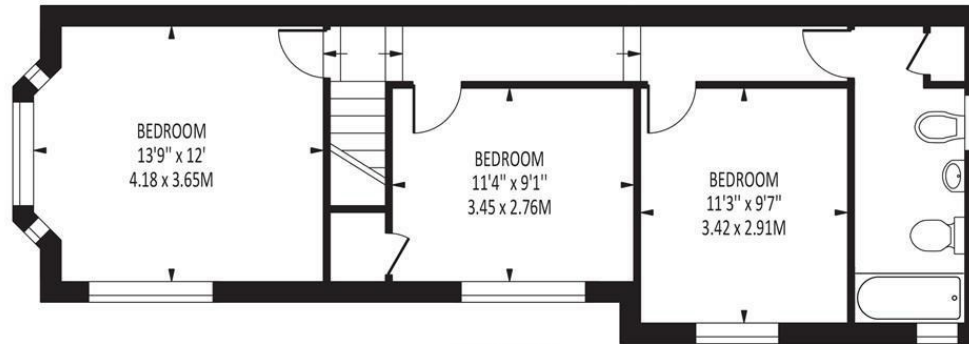




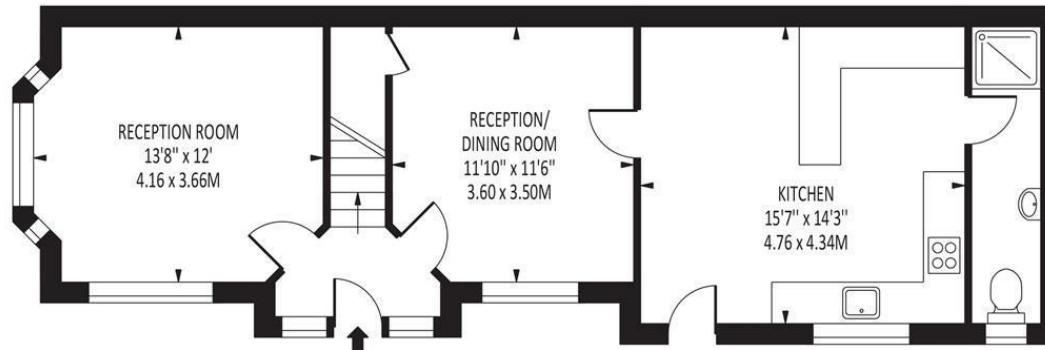


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Total Area: 1186 SQ FT • 110.19 SQ M



FIRST FLOOR



GROUND 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 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</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 333699

#### LETTINGS & MANAGEMENT

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



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



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Agent

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