



Hook Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Victorian semi-detached home
- No ongoing chain
- Easy walk to town, station & schools
- Three double bedrooms
- Two reception rooms
- Kitchen with utility room
- Upstairs bathroom
- Huge scope to extend STPP & update
- Generous Westerly facing rear garden
- Driveway with parking & attached garage

This attractive Victorian semi-detached house 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 to the side, rear and into the loft space on this home, 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 there is a nicely proportioned entrance hall which leads to two reception rooms, one of which leads directly to the kitchen which makes a superb entertaining space. The ground floor is completed by a utility room, gardeners W.C and a useful understairs storage cupboard. On the first floor there are three true double bedrooms serviced by a decent sized family bathroom and access to the large and practical loft space.

Benefitting from 1213 Sq. Ft of total space, the flexible layout and range of accommodation that this property enjoys will ensure it will suit many types of buyers, and whilst it is undeniable that the home requires some light updating in places, it should be viewed for what it currently is and what it could potentially be.

Further noteworthy points include a mature Westerly facing rear garden with attached garage to the side of the home, whilst

there is also a driveway with off street parking to the front.

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

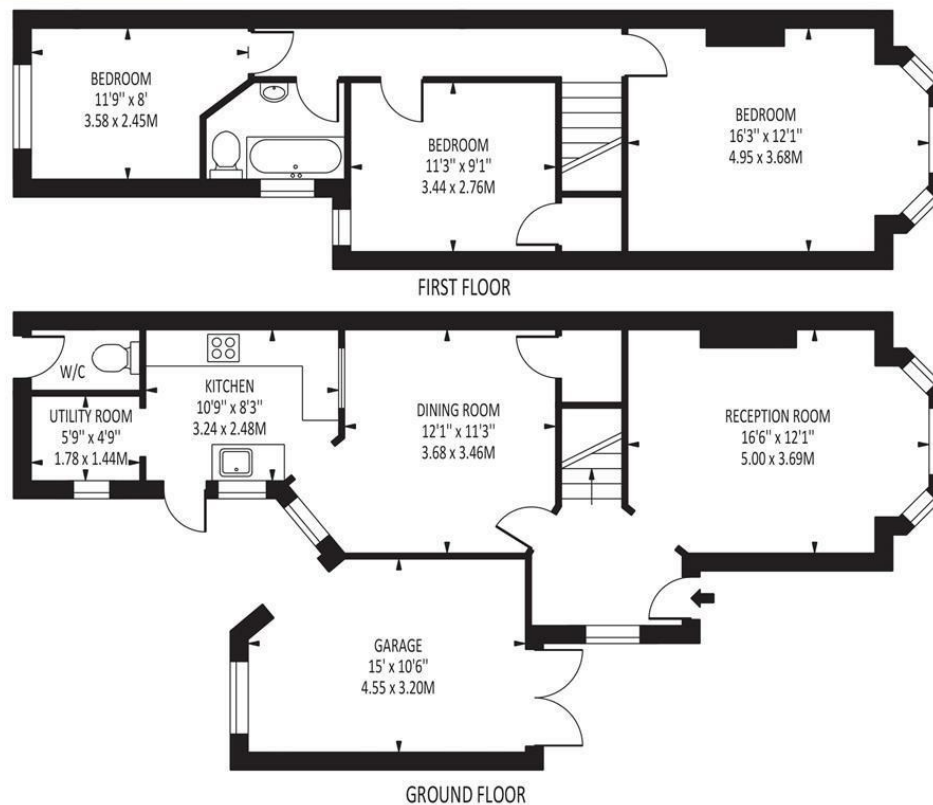




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Total Area: 1213 SQ FT • 112.67 SQ M
(Including Garage & W/C)
Garage Area : 147 SQ FT • 13.65 SQ M
W/C Area : 19 SQ FT • 1.80 SQ M



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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		
England & Wales		EU Directive 2002/91/EC

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