



Hook Road, Epsom

The PERSONAL Agent

Guide Price £675,000

Freehold

- Spacious Victorian home
- Three bedrooms
- Two reception rooms
- 20ft sun room
- Kitchen with integrated appliances
- Upstairs bathroom
- Driveway with parking
- 56ft x 22ft Westerly rear garden
- Walk to town & stations
- Bonus loft room

The Personal Agent are proud to present this well positioned and deceptively spacious Victorian semi-detached house, located in a convenient residential road within walking distance of Epsom town centre and equidistant of Ewell West (zone 6) and Epsom railway stations.

The property benefits from a driveway with off street parking and well balanced accommodation that really benefits from a wonderful amount of natural light throughout. The garden is 56ft in length, has a large shed and enjoys a private Westerly aspect.

Hook Road is brilliantly positioned to provide excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria and Ewell West railway station being approximately 0.7 mile away. The property would suit a diverse selection of buyers; so whether you are a professional couple requiring transport links or a family considering school catchment we recommend viewing this fine home.



As soon as you step into the property through the front door, the feeling of space is immediately evident in the generous entrance hall. There is a spacious bay fronted living room, separate dining room, sleek and stylish kitchen with integrated appliances and French doors to the garden and a 20ft sun room that completes the ground floor.

Upstairs the accommodation continues to impress with a spacious master bedroom with walk-in cupboard that could be converted to provide ensuite facilities, two further well proportioned bedrooms, white upstairs bathroom suite and a large loft room that is partially converted and subject to planning offers potential for a full conversion if required.

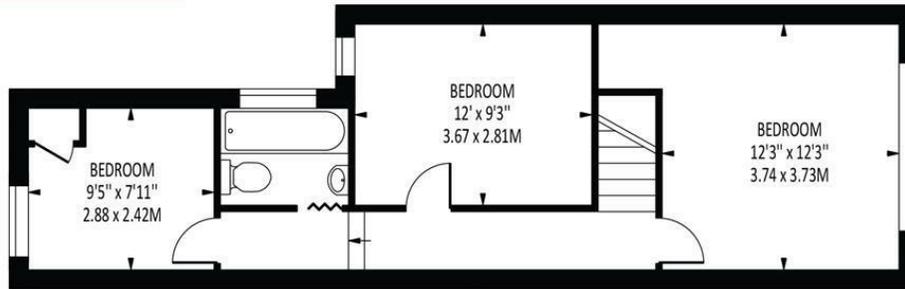
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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.

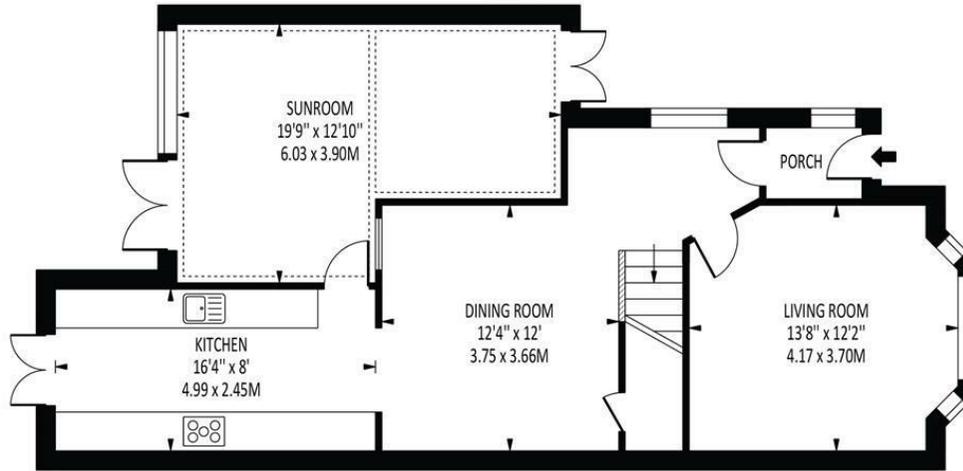
Tenure - Freehold
Council tax band - E







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) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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