



Hook Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £700,000 Freehold

- No Chain
- 2424 sq ft of space
- Six bedrooms
- 18ft x 16ft reception room
- Family bathroom and ensuite
- Kitchen and utility room
- Parking for six cars
- Double garage
- Easterly facing garden
- Walk to town & stations

The Personal Agent are proud to present this well positioned and spacious 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 has no chain and benefits from a driveway with off street parking for approximately six cars and well balanced accommodation that really enjoys a wonderful amount of natural light throughout. The garden is low maintenance but could be landscaped to create a wonderful space, has a large double garage to the rear and enjoys a private Easterly 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 living room to the front, separate 18 ft x 16 ft reception/dining room with skylights that allow light to flood in and French doors to the garden, kitchen with ample storage and space for a range cooker and a useful utility and cloakroom that completes the ground floor.

Upstairs the accommodation continues to impress with a spacious principal bedroom with built in wardrobes and a four piece ensuite, two further double bedrooms and single bedroom all serviced by a family bathroom. On the second floor are two more double bedrooms with heaps of eaves storage.

Whilst it is undeniable that the property requires some 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.

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









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## Hook Road

Total Area: 2424 SQ FT • 225.19 SQ M  
(Including Garage & Eaves Storage)  
Garage Area : 384 SQ FT • 35.63 SQ M  
Eaves Storage Area : 99 SQ FT • 9.20 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.

### 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 333 699

### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

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

The  
**PERSONAL**  
Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	80
England & Wales		EU Directive 2002/91/EC

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



