



Hookfield, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- No onward chain - ready for immediate move
- Detached chalet bungalow on 0.21 acres
- Prestigious Hookfield location in Epsom
- Bright double-aspect living & dining room
- Kitchen/dining room with garden access
- Four flexible bedrooms & two bathrooms
- Beautiful 90ft private rear garden
- Flexible layout with scope to extend (STPP)
- Moments from town, station, and parks
- Close to schools, shops, and leisure

Hookfield, Epsom — Rare Detached Chalet Bungalow on 0.21 Acre Plot

The Personal Agent are delighted to present this attractive detached chalet-style bungalow, perfectly positioned on one of Epsom's most sought-after roads — just moments from the Town Centre, Mainline Station, and the Stamford Green Conservation Area.

Lovingly owned by the same family for over 28 years, this cherished home is now offered to the market with no onward chain. Sitting proudly on a bold 0.21-acre plot, the property boasts beautifully maintained gardens and offers a rare opportunity to modernise, extend, or reimagine, subject to the usual planning consents — a true gem in this prestigious location.

The welcoming central entrance hall sets the tone for the home, creating an immediate sense of space and light. The spacious



double-aspect living room is ideal for entertaining, featuring direct access to the private rear garden and an open connection to the adjoining dining room — a versatile space that could also serve as a fifth bedroom or study if desired. The well-proportioned kitchen/breakfast room enjoys delightful garden views and direct outdoor access.

The ground floor further comprises a 17ft bay fronted principal bedroom with walk-in shower, a further double bedroom, the main family bathroom, and a walk-in utility/pantry area too.

Upstairs, the first floor offers two additional bedrooms and a practical shower room, along with extensive eaves storage offering excellent potential for conversion or expansion.

Outside, the 90ft x 54ft rear garden is a standout feature — a beautifully landscaped haven offering both privacy and space. It's a gardener's paradise and a fantastic playground for children, with ample room to add an outdoor studio, home gym, or garden office (STPP).

Hookfield is renowned for its peaceful setting and proximity to nature, with Stamford Green, Epsom Common, and Horton Country Park all nearby — perfect for walking, running, or cycling.

Epsom's vibrant High Street is within easy reach, offering an excellent range of shops, cafés, and restaurants, as well as The Ashley Centre, Epsom Playhouse, and leisure facilities including The Rainbow Centre and David Lloyd Club.

Tenure: Freehold
Council Tax Band: G

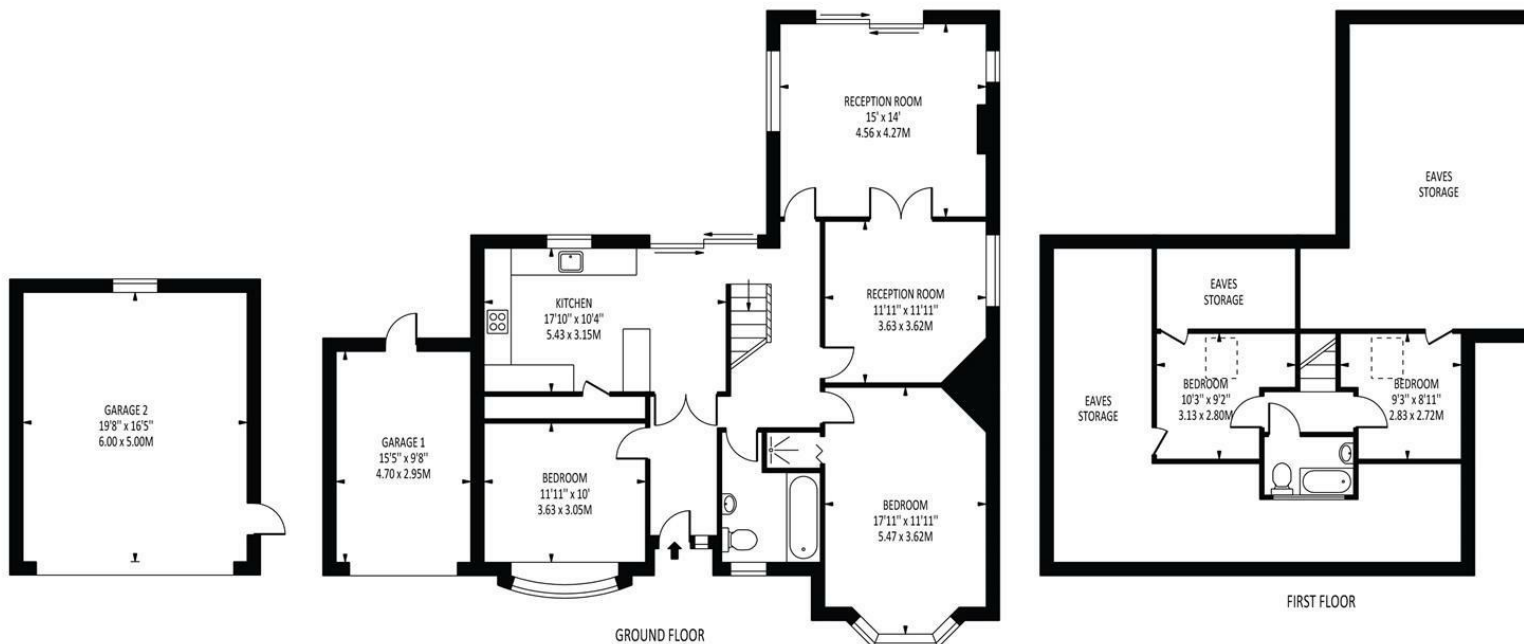




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Total Area: 2551 SQ FT • 236.99 SQ M
(Including Eaves Storage, Garage 1 & 2)
Eaves Storage Area : 688 SQ FT • 63.92 SQ M
Garage 1 Area : 149 SQ FT • 13.86 SQ M
Garage 2 Area : 323 SQ FT • 30.01 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales		
EU Directive 2002/91/EC		

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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.

