



Hook Road, Epsom

The **PERSONAL** Agent

Guide Price £475,000

Freehold

- No Onward Chain
- Walk to Town & stations
- 77ft frontage with parking for several cars
- 43ft x 30ft rear garden with New Patio
- Completely Refurbished Throughout
- Separate Living Room
- Stunning kitchen/dining room
- New Integrated Dishwasher
- Close to Long Grove Park

The Personal Agent are proud to present this beautifully refurbished two bedroom home situated in a much requested location on Hook Road, just a short walk from Epsom town centre, mainline station, and a range of local shops and amenities. The property has been finished to an excellent standard throughout, offering bright and spacious interiors, two well proportioned bedrooms, and a brand new, stylish bathroom.

Epsom mainline station offers direct links to both London Victoria and London Waterloo, making it ideal for commuters. The home is also conveniently located close to the highly regarded Southfield Park Primary School, making it a perfect choice for families.

Outside, the home features a thoughtfully landscaped rear garden with a new patio perfect for entertaining or relaxing as well as a newly landscaped front driveway providing off-street parking for multiple vehicles. A superb opportunity to enjoy modern living in a highly convenient and sought-after setting.



Viewing is strongly advised to fully appreciate this well proportioned and nicely positioned home.

Situated in a highly sought-after location on Hook Road, this beautifully refurbished property offers the perfect blend of modern living and convenience. Just a short walk from Epsom town centre, the mainline station, and an excellent selection of local shops, this home is ideal for anyone looking to enjoy the best of what Epsom has to offer.

Presented in excellent condition throughout, the property features two generously sized bedrooms and a brand new, contemporary bathroom finished to a high standard. The bright and stylish interiors have been thoughtfully designed to create a comfortable and welcoming home. Recent upgrades include a full electrical rewire and the installation of a new, energy-efficient boiler, ensuring compliance with current safety standards.

To the rear, you'll find a beautifully landscaped garden complete with a new patio, perfect for dining or relaxing

outdoors. At the front, a newly landscaped driveway which offers ample off-street parking for several vehicles.

Whether you're a first-time buyer, downsizer, or investor, this home offers exceptional value in a prime location.

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 - D

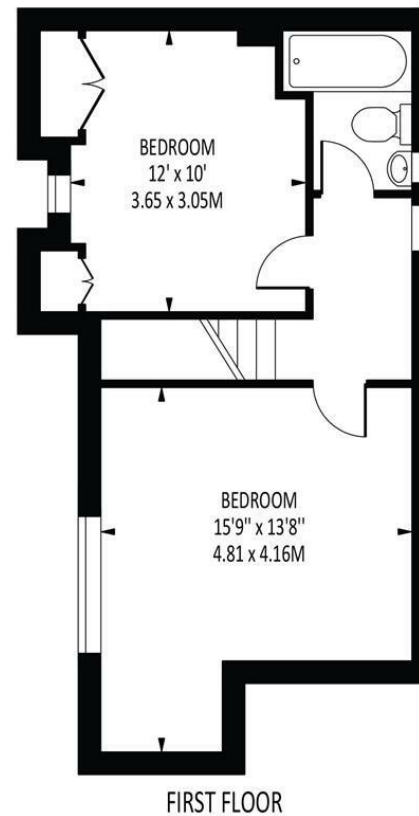
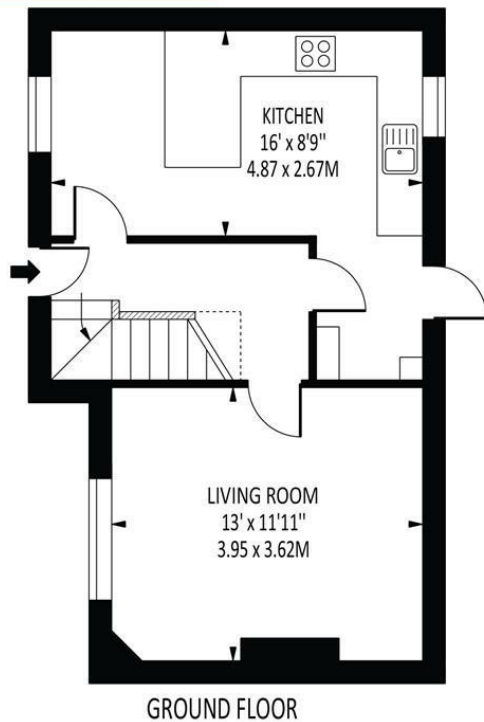




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Total Area: 817 SQ FT • 75.94 SQ M



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 | 61 | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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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The
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