



Hook Road, Epsom

The PERSONAL Agent

# Guide Price £725,000

## Freehold

- Stunning semi detached Victorian home
- 1536 sq ft of flexible accommodation
- Kitchen/dining/snug
- Bay fronted living room
- Second reception room
- Four bedrooms
- Principal with dressing room and four piece ensuite
- Driveway with parking
- 70ft west facing garden
- Vendor suited

This attractive and cleverly extended Victorian semi detached house is located in a convenient residential road within walking distance of Epsom town centre and equidistant of Ewell West (zone 6) and Epsom railway stations.

This fine home offers impressive and flexible extended accommodation totalling 1536 Sq. Ft which is laid out over three floors with a stylish, yet homely feel throughout.

The cleverly designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been extended and finished to the owners' exacting standards. The simply stunning open plan kitchen/dining/family room creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more impressive home would be a very difficult task indeed.

From the moment you arrive, this home sets a tone that's as much about how you live as where you live. Light pours through every space, highlighting a thoughtful design that effortlessly balances style with comfort, creating a home that adapts as easily to quiet evenings as it does to lively gatherings.

At the front, the bay fronted living room offers a cosy retreat, centred around an exposed brick fireplace, perfect for unwinding at the end of the day. Moving through, the second reception/dining room provides a more intimate setting, ideal for everything from relaxed family meals to chilling with a glass of wine, before opening into the true heart of the home.



The standout open plan kitchen, dining, and snug area has been designed with flexibility in mind. Whether it's busy weekday mornings around the breakfast bar, weekend brunches beneath the vaulted ceiling and skylights, or Summer evenings with the bi fold doors thrown open to the garden, this is a space that evolves with your lifestyle. The seamless connection between indoors and out makes entertaining effortless, while also offering a calm, light filled environment for everyday living. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms, perfect for family and guests alike, all served by a sleek, modern shower room. The top floor is a true sanctuary, an impressive 22ft bedroom with eaves space that can be used as a work from home office and luxurious dressing area with built-in wardrobes and a stylish four piece bathroom, it's a space that can easily be tailored to suit your needs as they change over time.

Outside, the generous 70ft west facing garden extends your living space even further. With a patio designed for entertaining, a large cabin ideal for a gym or studio, and a private aspect that captures the afternoon and evening sun, it's perfectly suited to both social occasions and peaceful downtime. With ample off-street parking for three cars or more, practicality is just as well considered as style making this a home that truly supports modern, flexible living in every sense.

Epsom is a charming town that strikes a lovely balance between countryside tranquility and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafes and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a

backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure: Freehold  
Council Tax: D

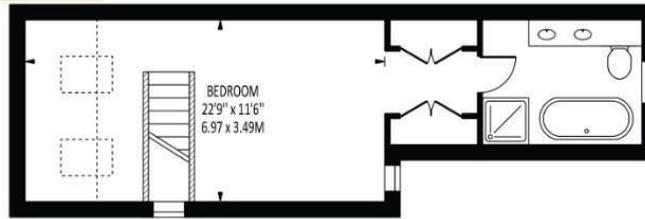




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## Hook Road

Total Area: 1536 SQ FT • 142.66 SQ M  
 (Including Restricted Height Area)  
 Restricted Height Area : 53 SQ FT • 4.90 SQ M



SECOND FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(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			
England & Wales		EU Directive 2002/91/EC	

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### LETTINGS & MANAGEMENT

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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.

