



Hookfield, Epsom

The **PERSONAL** Agent

Guide Price £680,000

Freehold

- No ongoing chain
- Huge scope for significant extension
- Spacious semi-detached home
- Three well proportioned bedrooms
- Stones' throw from Epsom Town Centre
- Close to mainline Train Station
- Excellent school catchment
- 100ft x 33ft rear garden
- Driveway with off street parking
- Superb location in premier road

*** CASH BUYERS ONLY***

Set within one of Epsom's most premier roads, just a short walk of the town centre and railway station, this attractive semi-detached family home benefits from a fantastic position, good sized frontage with driveway, and offers significant scope to modernise and significantly extend in line with neighbouring homes if desired to create your dream family home.

The property offers a genuinely rare opportunity, with modernisation required throughout and enjoying a fantastic rear garden measuring 100ft x 33ft, with bright accommodation over two floors and enjoying an incredibly well balanced layout that can be easily added to or adapted to suit the new owners requirements.

Couple this with being just a short walk from the town centre and railway station, and close proximity of the open spaces of



the Stamford Green Conservation area, the impressive location really caters for all needs. We recommend immediate inspection to fully appreciate this fine opportunity. Sole agent.

When you consider the wonderful position it enjoys alongside the numerous other stand out features, finding a property with so much potential in Hookfield, within this price point, will be a very difficult task indeed.

The 100ft rear garden is a real feature and enjoys a secluded and private aspect. The property offers a large hall, a generous living/dining room that are currently open plan to each other, but could easily be sub-divided if desired. The kitchen offers the opportunity to knock through to the rear reception space making a stunning open plan kitchen/diner or to extend to the rear. Upstairs offers two double bedrooms and a further single bedroom all served by the bathroom with separate W.C.

There is a sizeable loft space, gardeners store cupboard and side access to the mature garden. To the front is a block paved driveway with ample off street parking and an enclosed front garden.

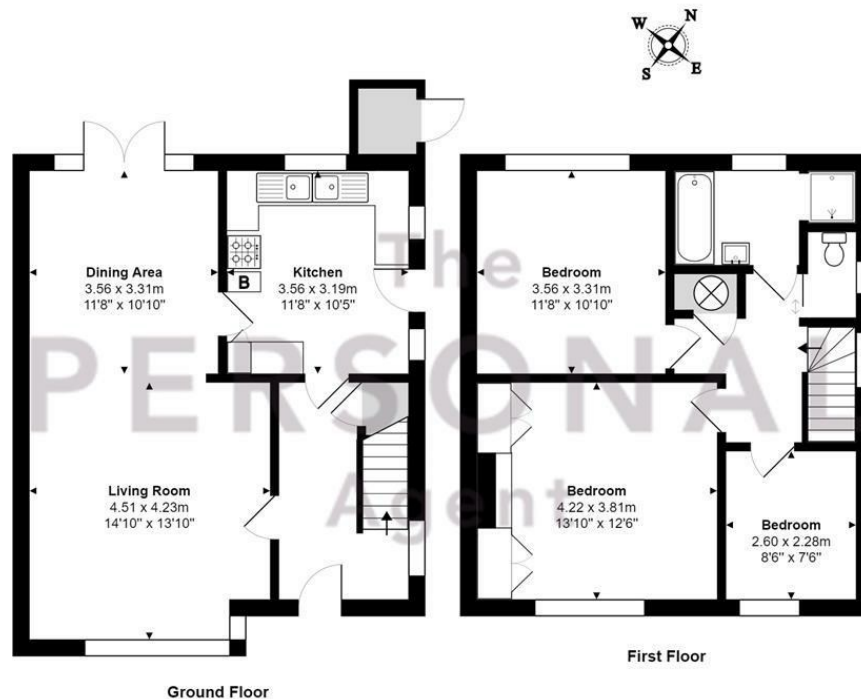
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety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







Hookfield, Epsom
 Total Area: 104.1 m² ... 1121 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

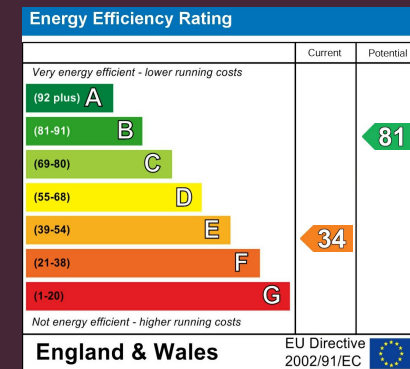
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