



Hook Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £575,000 Freehold

- Close to outstanding school
- Four bedrooms
- Bay fronted reception room
- Dining room
- Kitchen with integrated appliances
- Two bathrooms
- South/Westerly facing garden
- Driveway with off street parking
- Close to Long Grove Park
- Walking distance of Town & Station

Located in a residential road on the periphery of Long Grove Park and a short walk from the outstanding and highly requested Southfield Park primary school, this deceptively spacious terraced home warrants immediate viewing to avoid disappointment.

The property has been cleverly extended and is very well presented throughout and provides spacious, particularly well balanced accommodation on all three floors, making it an ideal layout for modern family living.

The surrounding area benefits from hundreds of acres of open parkland, with bridle paths and woodland walks providing easy access to Horton Country Park and the Stamford Green conservation area. This property balances a pleasant residential feel with the convenience of being walking distance of the hustle and bustle of Epsom town centre and mainline railway station.

The ground floor benefits from a welcoming entrance hallway



providing access to a generous bay fronted living room to the front of the property, beyond is a dining room that has double doors that lead onto the garden.

There is a nicely proportioned modern kitchen with all the integrated appliances you would expect from a modern space with wooden work surfaces and wooden floors that run throughout the ground floor and allow the space to flow seamlessly.

On the first floor the well balanced accommodation continues with two bedrooms and a four piece family bathroom, on the second floor are two further bedrooms serviced by another family bathroom. To the front is a driveway with off street parking and to the rear is a South/Westerly facing rear garden.

The property will make a great family home or has the potential as a great rental investment/HMO for any investor looking to expand their portfolio.

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.

Immediate viewing is strongly advised by vendors sole agent.

Tenure - Freehold  
Council tax band - D









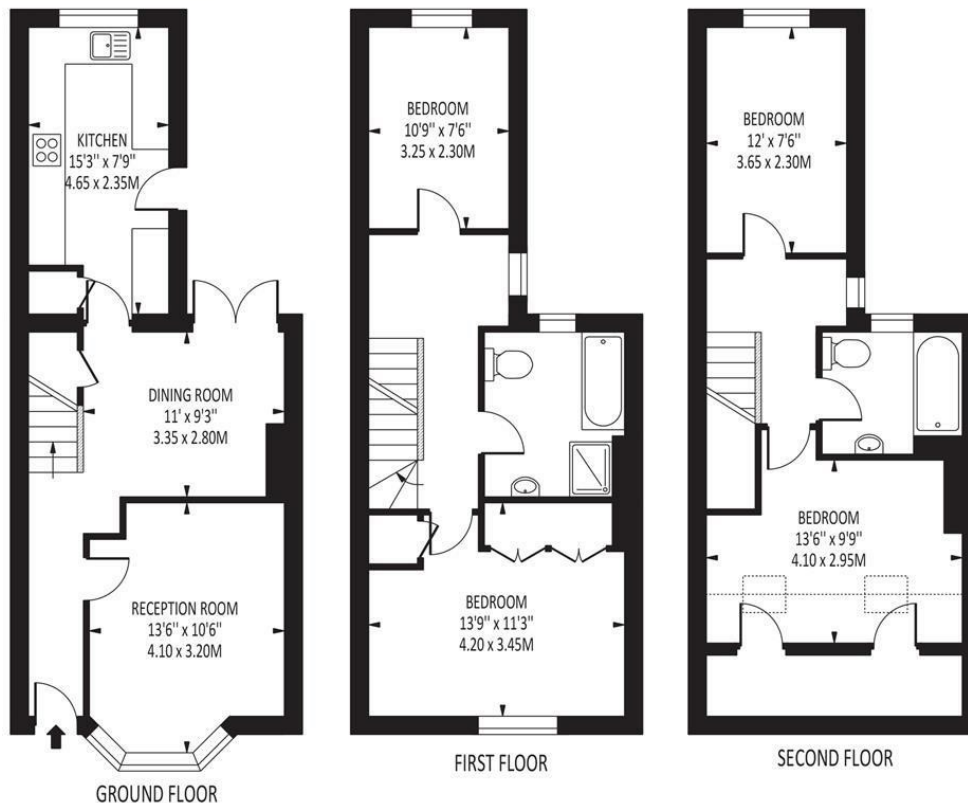


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## Hook Road


Total Area: 1223 SQ FT • 113.65 SQ M  
(Including Restricted Height Area)  
Restricted Height Area: 90 SQ FT • 8.40 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) <b>A</b>                          |           | <b>85</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 |           |   |
|   | <b>71</b> |   |
| 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.



