



Hookfield, Epsom, Surrey

Asking Price £775,000 - Freehold



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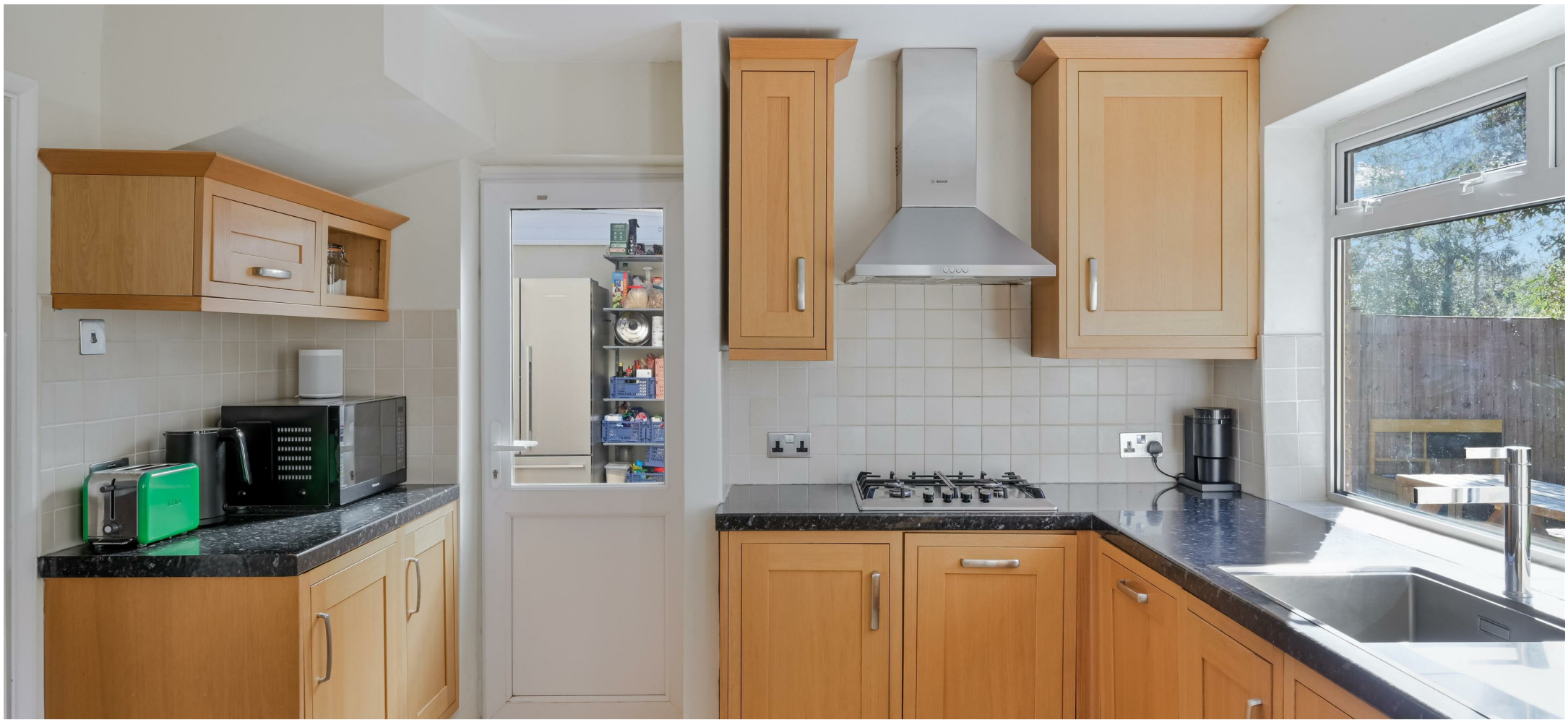


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**WILLIAMS
HARLOW**











Located in the tranquil backwater of Hookfield, Epsom, this charming detached house presents an exceptional opportunity for families and individuals alike. Boasting three well-proportioned bedrooms the property is perfect for those seeking comfort and style. The inviting reception room serves as a delightful space for relaxation and entertaining, showcasing the elegant features reminiscent of the late 1950s.

Set on a generous corner plot, this home benefits from ample off-street parking for up to three vehicles, along with a convenient garage. The property is in excellent decorative order throughout, allowing you to move in with ease and enjoy the delightful ambience it offers. Furthermore, there is potential for extension, subject to the necessary consents, providing an exciting opportunity to tailor the home to your specific needs.

Location is key, and this property does not disappoint. Just a short stroll from Epsom town centre, residents can enjoy a wealth of amenities, including shops, restaurants, and leisure facilities. Additionally, the home falls within the catchment areas of several highly regarded local schools, making it an ideal choice for families.

In summary, this delightful detached house in Hookfield is a rare find, combining period charm with modern convenience. With its quiet location, excellent condition, and proximity to local amenities and schools, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home.

THE PROPERTY

A handsome detached property built in the late 1950's which is glorious in nature and aspirational in promise. Proudly confident in its surrounding the fronting superior with a charming garden providing off street parking and the house been modernised and added to, to produce a luxury family home where multiple generations can exist in harmony. The accommodation comprises of a large open plan lounge/dining room, re-fitted kitchen, downstairs WC and large attached conservatory/utility room. On the first floor there are three bedrooms and re-fitted bathroom. For visitors there is plentiful parking to the front on a private driveway plus an attached garage and there is sizeable gardens to the front, side and rear.

OUTDOOR SPACE

The property enjoys the added advantage of a corner plot location so has gardens both to the front, side and rear. There has been new fencing installed by the present owner and the rear garden has recently been tastefully landscaped with a large expansive patio, raised borders and lawns.

THE LOCAL AREA

Epsom if you haven't already visited is an absolute must and is unlike many other Surrey towns. It offers excellent transport connections to London and other routes and offers a thriving High Street with plentiful independent shops and crafts as well as national chains. There is also excellent schooling and vast green open spaces which will allow you to take peaceful evening strolls without a second thought and a community where you will feel invested.

VENDOR THOUGHTS

We've loved owning this home and have enjoyed adding our own mid-century-inspired touches over the years — it was that unique character along with the proximity to the town centre that drew us to the property in the first place. We're staying local, as we love the area, and we'll always have fond memories of our time here. We hope the next owners find as much joy in the house as we have.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this home as encompasses everything about this area just outside Epsom. Our feeling is the next owners will settle quickly and enjoy many years here.

KEY FEATURES

Original walnut flooring - New roof in 2022 - New boiler in 2022 - Open plan lounge/dining room - Conservatory - Attached garage - Three bedrooms - Gardens to the front, side and rear - Central location to Epsom town centre

LOCAL SCHOOLS

Kingswood House School - Ages 7-16
Stamford Green Primary & Nursery - Ages 2-11
St Joseph's Catholic Primary School - Ages 5-11
Southfield Park Primary School - Ages 4-11
Epsom Primary & Nursery School - 2-11
Rosebery School – Ages 11-18

LOCAL TRAINS

Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

LOCAL BUSES

166 Epsom Hospital to West Croydon
293 Epsom Hospital to London Road/Morden Station
406 Epsom Hospital to Kingston
467 Epsom Hospital to Hinchley Wood
S2 Epsom Clocktower to St Helier Station

COUNCIL TAX

Epsom & Ewell Borough Council BAND F £3655.66 2026/27

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.



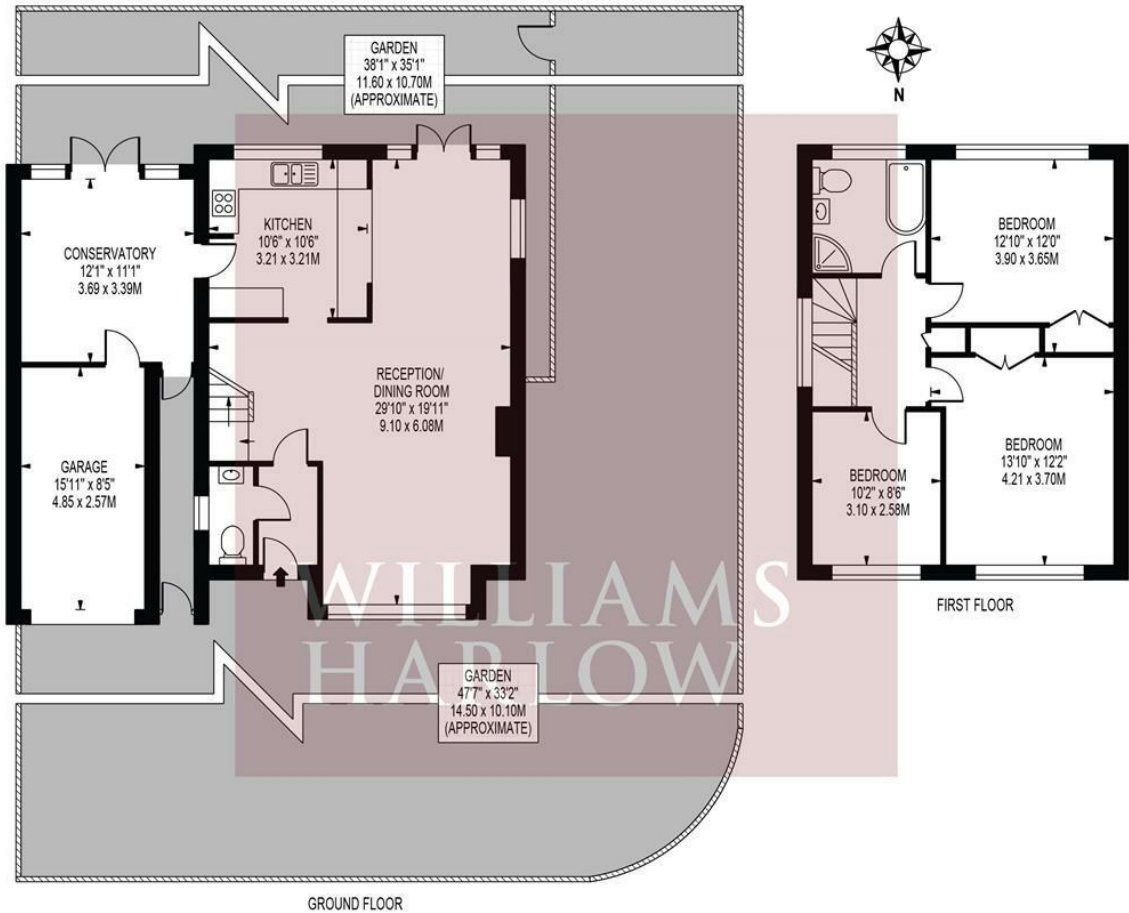
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

HOOKFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1254 SQ FT - 116.50 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 134 SQ FT - 12.46 SQ M



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 OR 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		85
(81-91) B		
(69-80) C		66
(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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