



Hookfield, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Highly desirable & sought after location
- Over 2110 sq ft of space
- Attractive four bedroom family home
- Three generous reception rooms
- Kitchen/breakfast room & garden room
- Downstairs cloakroom & utility room
- 19ft garage & driveway with ample parking
- Westerly facing 87ft x 41ft rear garden
- Great school catchments, Close to Town/Station
- No ongoing chain



Set within one of Epsom's most premier and much requested roads, just a short walk to the town centre and railway station, this attractive semi-detached family home benefits from a fantastic position, frontage with driveway, 19ft garage and offers significant scope to extend further in line with neighbouring homes if desired to create your dream family home.

The property benefits from no ongoing chain and a traditional yet flexible layout, with bright accommodation over two floors providing approximately 2114 Sq Ft of space and enjoying an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

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, this impressive house really caters for all needs. Due to the high level of interest we are recommending immediate inspection to fully appreciate this fine home.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident. The entrance hall benefits from oak floors and leads to a sitting room with bay window, living room with cast iron fireplace and double sliding doors opening and overlooking the rear garden and a family room too, so there is flexibility in abundance.

The spacious kitchen/breakfast room is the real heart of the home and it links to a beautiful conservatory/garden room. From a practical sense, the ground floor is completed by a utility room and downstairs W.C.

On the first floor are four bedrooms, three of which are

incredibly generous doubles and a fourth single bedroom, all of which are served by a generous family bathroom. Further noteworthy points to mention include the stunning 87ft x 41ft Westerly facing garden, large driveway, garage and significant scope to extend STPP.

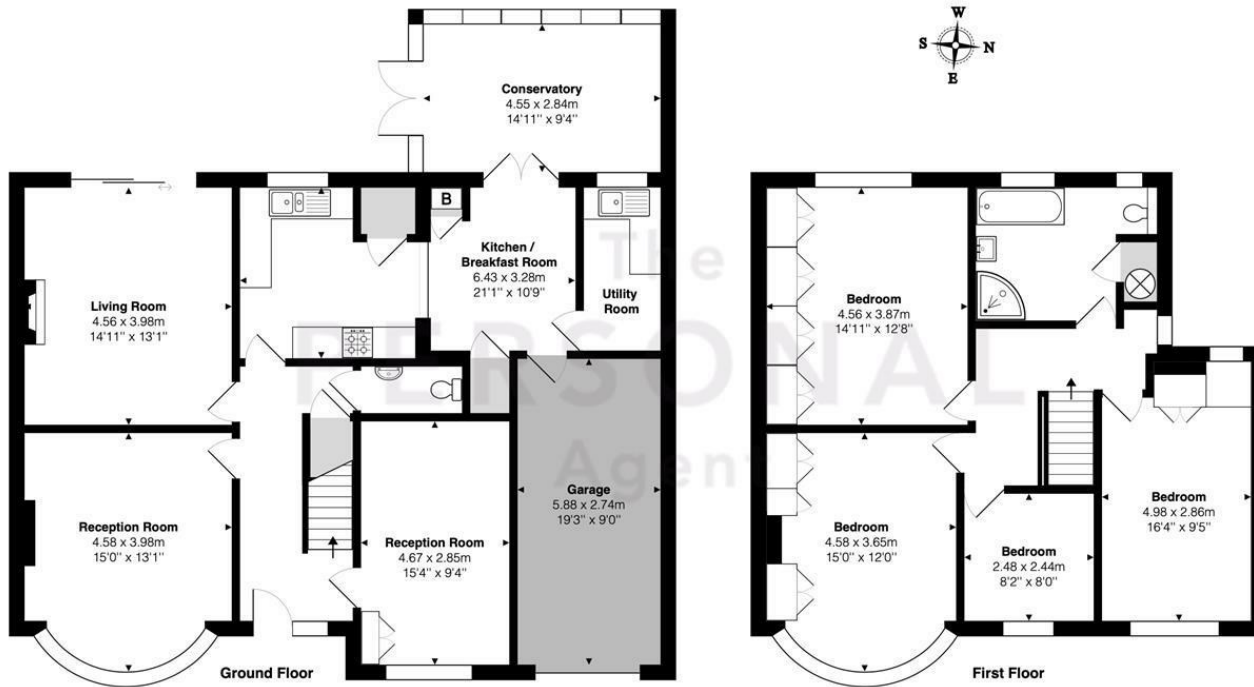
And if you want to create some extra practical features to allow you to cope with the rigours of modern life there is plenty of potential to extend in multiple ways or to build a cabin for a home gym or office (STPP).

Hookfield is one of the most requested and highly regarded roads within Epsom and its easy to see why. From a location point of view it enjoys practicality in abundance with the High Street & Station just a short walk way but its the amazing school catchments that really draw buyers to this road, it really does cover nursery, primary & secondary options perfectly.

Tenure - Freehold
Council tax band - F







Hookfield, Epsom
 Total Area: 196.4 m² ... 2114 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.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
 Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

73 82

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The
PERSONAL
 Agent

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.

