



Hook Road, Epsom

The PERSONAL Agent

Offers In Excess Of £450,000 Freehold

- End of terrace home
- Two/ three bedrooms
- Two reception rooms
- Downstairs bathroom
- Off street parking
- 70ft Southerly rear garden
- Excellent school catchment
- Walk to town & station



The Personal Agent are proud to present this attractive end of terrace house, located in a sought after residential road within walking distance of Epsom town centre and railway station.

The property benefits from well balanced accommodation laid out over two floors and a wonderful amount of natural light throughout. The Southerly rear garden extends to approximately 70 ft and is a great feature which also enjoys an excellent degree of privacy.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment, we recommend viewing this fine home.

From the moment you step through the front door the wonderful feel of this superb home is immediately apparent. The living room benefits from a feature fireplace and wood flooring that really gives a sense of cosiness whilst the dining room links to the kitchen area thus providing a wonderful entertaining space and creating a balanced and practical layout with access to the garden. Beyond the kitchen there is a the family bathroom which completes the ground floor.

On the first floor there are two well proportioned bedrooms with a further room that could be turned into a third bedroom, a cot room, study or bathroom and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.

The property is located within 0.5 miles from Epsom station & 0.8 miles from Ewell West (zone 6) making the property ideal for commuters and is within the catchment area for many of the great primary and secondary schools in the area.

Epsom High Street has a variety of shops, 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.

Freehold. Sole agent.

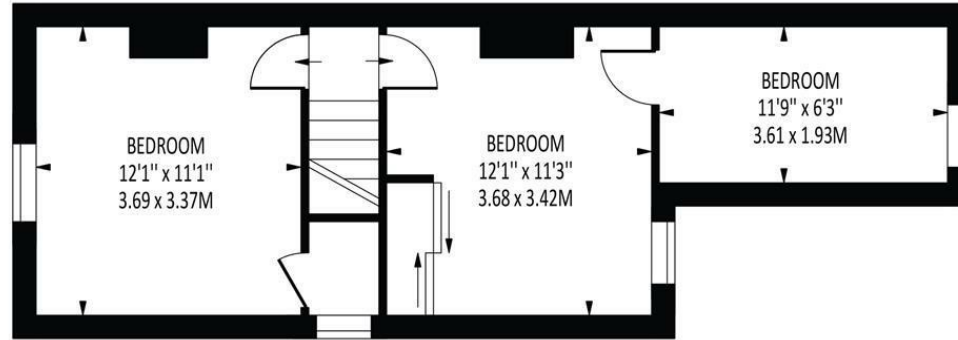
Tenure - Freehold
Council tax band - D



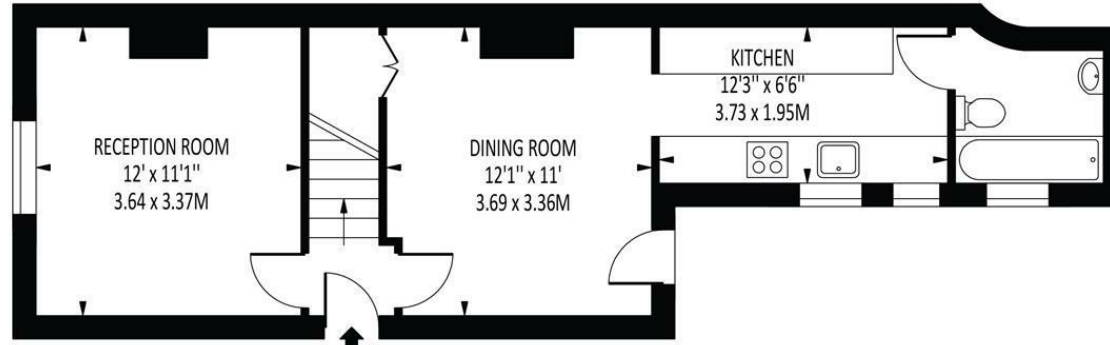




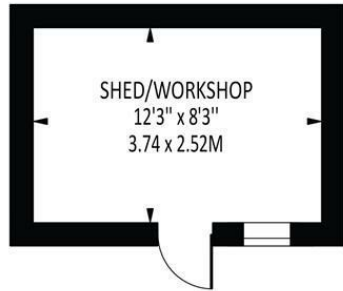
Total Area: 931 SQ FT • 86.47 SQ M
(Including Shed/Workshop)
Garage Area : 100 SQ FT • 9.25 SQ M



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

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	
		71	48

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.

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