



**Modern
Auction**

**£425,000
Freehold**

3x  1x  2x 

**Hook Road, Epsom,
Surrey, KT19**

cubitt&west
Helping you move forwards



Main features

- **Detached garage**
- **Ideal property to add your own stamp to subject to planning permission**
- **Short walk to the bustling Epsom High Street**
- **For sale by Modern Auction - T&Cs apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**

Accommodation

GROUND FLOOR

Hallway
 Lounge : 11'4 x 11'4 (3.46m x 3.46m)
 Bathroom
 Kitchen: 9'3 x 6'8 (2.82m x 2.03m)
 Dining Room : 13'5 x 10'9 (4.09m x 3.28m)

FIRST FLOOR

Bedroom 1: 11'8 x 11'1 (3.56m x 3.38m)
 Bedroom 2: 11'2 x 9'2 (3.41m x 2.80m)
 Bedroom 3 : 9'3 x 6'9 (2.82m x 2.06m)

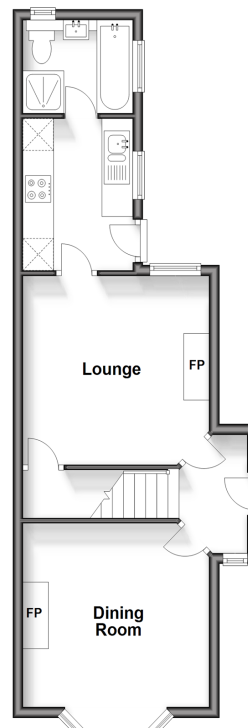
OUTSIDE

Rear Garden

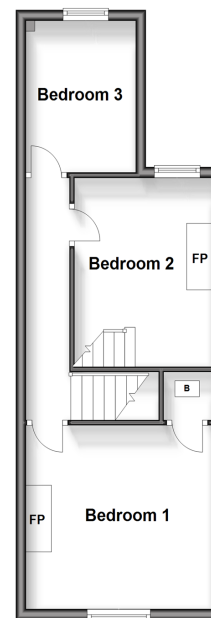
OUTBUILDING

Garage

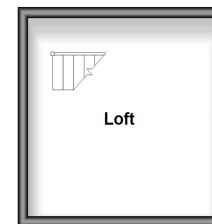
Ground Floor
 Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor
 Approx. 35.9 sq. metres (386.5 sq. feet)



Second Floor
 Approx. 13.6 sq. metres (146.2 sq. feet)



Outbuilding
 Approx. 17.1 sq. metres (184.2 sq. feet)



Call Banstead - 01737 352233 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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