



barnard marcus

Hook Road, Epsom, KT19 8TP



welcome to

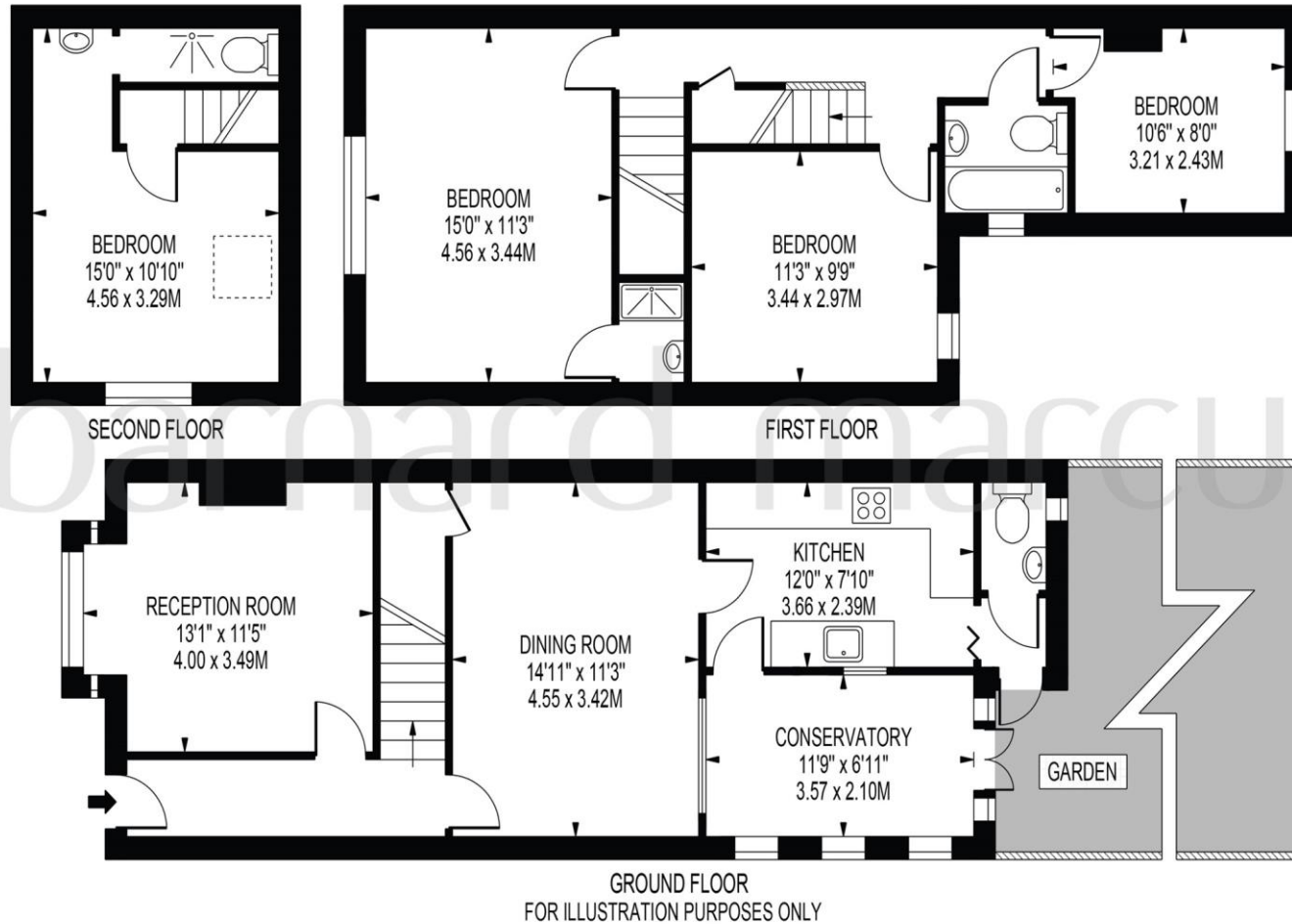
Hook Road, Epsom

Barnard Marcus are delighted to be marketing this stunning three/four bedroom semi - detached family home with a landscaped rear garden, no forward chain, a rear conservatory and off street parking for two cars



HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1300 SQ FT - 120.74 SQ M



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.

Barnard Marcus are delighted to be marketing this exceptionally well presented three / four bedroom semi-detached family home. This property lies on a very popular road just a short walk from Epsom train station with frequent direct trains to London Waterloo, Victoria and London Bridge as well as the vibrant town centre with numerous shops, bars and restaurants.

This home comes with a paved driveway with parking for two cars and side access to the rear garden.

The ground floor offers a separate lounge and dining room, a modern fitted kitchen with gas hob, a light filled conservatory and a ground floor cloakroom with toilet and basin.

The first floor offers has a family bathroom with three piece suite and three bedrooms including a master bedroom with en-suite shower room, there is also a useable loft space currently presented as a bedroom with double glazed window, skylight & with shower, toilet and basin.

This property also benefits from a fantastic rear garden with decked seating area, laid to lawn and shed storage.

This fantastic home is in good decorative order with gas central heating and no forward chain. Epsom is a hugely popular commuter town & boasts some outstanding schools including Stamford Green Primary, Glyn & Rosebery Secondary. The town centre has a covered shopping centre and plenty of coffee shops and eateries. There is plenty of leisure options too with a cinema, theatre, gyms, leisure centre and David Lloyd health club.

welcome to

Hook Road, Epsom

- Walking Distance to Epsom Station
- Semi-Detached Family Home
- Three / Four Bedrooms
- Two Reception Rooms & Conservatory
- Off Street Parking for Two Cars

Tenure: Freehold EPC Rating: E

guide price

£745,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109209



Property Ref:
EPS109209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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