



Hook Road, Epsom, KT19 8TU

welcome to

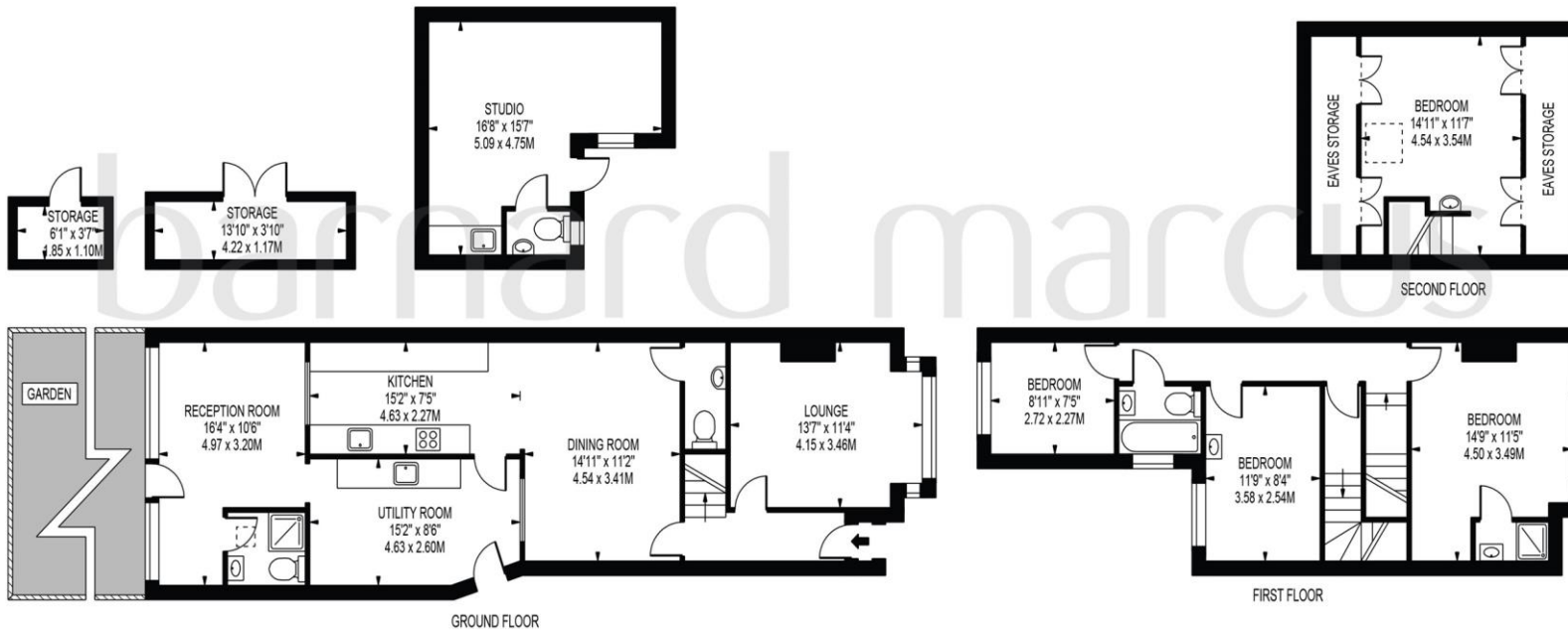
Hook Road, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic four bedroom family home situated on a popular road within walking distance to schools, shops, & station. The home offers off street parking, large private rear garden & benefits from a new modern kitchen with integrated appliances



HOOK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1593 SQ FT - 147.95 SQ M**
 (INCLUDING EAVES STORAGES, RESTRICTED HEIGHT AREA & EXCLUDING STUDIO & STORAGES)
 APPROXIMATE GROSS INTERNAL FLOOR AREA: **1486 SQ FT - 138.05 SQ M**
 (EXCLUDING EAVES STORAGES, RESTRICTED HEIGHT AREA, STUDIO & STORAGES)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: **210 SQ FT - 19.48 SQ M**
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGES: **77 SQ FT - 7.13 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.

This fantastic home lies on a popular road within walking distance to many local primary and secondary schools as well as Epsom Town centre and train station offering frequent direct trains to London Waterloo, Victoria & London Bridge. The home itself lies across three floors with off street parking via a block paved driveway to the front.

On entrance the ground floor offers an inviting hallway which leads to the living room with feature fireplace, and shutter blinds, there is also a stunning modern kitchen / diner that has only recently been extensively upgraded with integrated appliances and plenty of family dining space, there is also a handy W.C with basin, there is also a separate utility room with further storage and sink and finally the ground floor is completed by another spacious reception room currently used as a gym with direct access to the rear garden, with skylight and ground floor shower room.

The first floor offers three bedrooms with the master offering en-suite shower and a further family bathroom with three piece suite. The interior is completed by a top floor bedroom with basin and plenty of eaves storage.

The rear garden has astroturf perfect for all year round use with lots of storage as well as a fantastic self contained studio with kitchenette and W.C with basin that can be used in a variety of ways to suit the many different buyers needs.

welcome to

Hook Road, Epsom

- Four Bedroom Family Home
- Popular Road within Walking Distance to Numerous Schools
- Three Reception Rooms
- New Modern Kitchen Breakfast Room with Integrated Appliances
- Off Street Parking
- Large Rear Garden
- Close to Station with Direct Trains to London Waterloo, Victoria & London Bridge
- Self Contained Studio to Rear of Garden

Tenure: Freehold EPC Rating: E

offers over

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109436](https://www.barnardmarcus.co.uk/Property/EPS109436)



Property Ref:
EPS109436 - 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.

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