



HOOK ROAD EPSOM KT19 8TR

MICHAEL EVERETT & Co

... A Moving Experience

A spacious Victorian three bedroom character semi-detached property with off street parking located within a short walk of Epsom town centre and station, having the benefit of no onward chain.

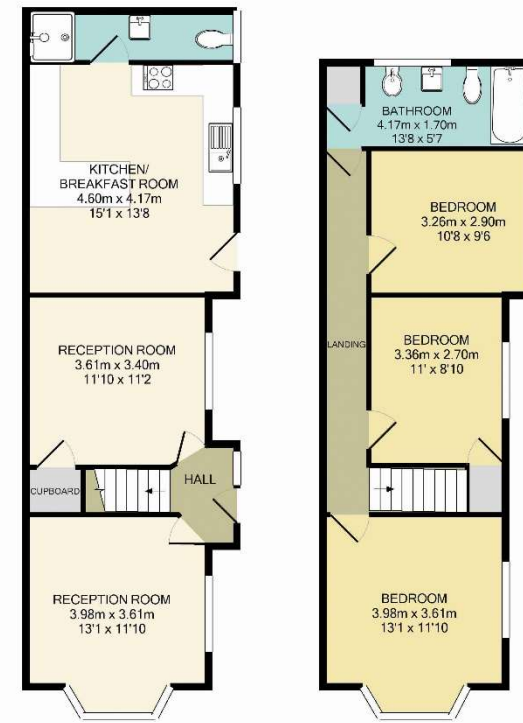
Front door leads to Entrance Porch: polished wood floor. Sitting Room: large bay window, double aspect, polished Oak floor, picture rail. Dining Room: polished Oak floor, understairs storage cupboard, picture rail, door to Spacious Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink with drainer and mixer, five ring gas hob with extractor above, adjacent double oven, cupboard concealing boiler, integral fridge/freezer, washing machine, ample space for breakfast table, tiled splashbacks, half glazed personal door to side and rear garden. Shower Room: fully tiled large walk-in shower, wash hand basin set in vanity unit, low level w.c., tiled splashbacks, walls part tiled.

From the Hallway staircase leads to First Floor Landing: access to loft. Bedroom One: double aspect, wardrobe. Bedroom Two: sash windows, overstairs cupboard. Bedroom Three: sash window. Bathroom: panel enclosed bath, shower attachment, mixer tap, pedestal wash hand basin, bidet, low level w.c., walls part tiled, ceramic tiled floor.

Outside: Immediately to the rear of the property is a garden laid to lawn with evergreen hedging, garden shed. Off street parking for 1/2 vehicles. To the side of the property is a paved side garden with herbaceous trees and shrubs.

EPC=D

Council Tax Band: D (£2,308.34 for 2024/25)



Ground Floor
Approx. Floor
Area 53.5 Sq.M.
(576 Sq.Ft.)

1st Floor
Approx. Floor
Area 48.1 Sq.M.
(518 Sq.Ft.)

Total Approx. Floor Area 101.6 Sq.M. (1094 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2013

Asking Price £625,000 Freehold



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.