



Hook Road, KT19 8UA

Asking Price £425,000



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Set within a popular residential area, this three bedroom character home offers plenty of scope for modernisation and updating. The property comprises of two reception rooms, kitchen and downstairs cloakroom. Upstairs there are three bedrooms and a bathroom. With potential for extension subject to planning to the rear is a large garage and southerly aspect lawned garden and small courtyard.

- No Chain
- Detached Garage
- Double Glazing and Central Heating
- South West Facing Garden
- Close to Town Centre
- Upstairs Bathroom

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby and many parks and open spaces including Long Grove Park, the Stamford Green conservation area and Horton Country Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

EPC Rating: E

Epsom and Ewell Borough Council Tax band: D



Ground Floor
Approx. 55.7 sq. metres (599.5 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact
Plan produced using PlanUp.

