

Hook Road, Epsom KT19 8TX

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welcome to

Hook Road, Epsom

This exciting opportunity comes with planning approved for three apartments which would consist of a ground floor three bedroom apartment, a first floor three bedroom apartment and top floor one bedroom apartment.

Most of the external development is done with the extension work. This opportunity for an investor or developer would result in a GDV value of circa £1,200,000 - £1,250,000.

"External Building work, drainage and landscaping completed. This work has enabled a Certificate of Lawful Entitlement to be issued, making the Planning Permission valid ad infinitum"

There is room for off street parking & private rear gardens, and also there is potential to change the property back to a substantial family home. This home lies within easy reach from Epsom Town Centre and Epsom station with frequent direct trains to London Waterloo, Victoria & London Bridge.







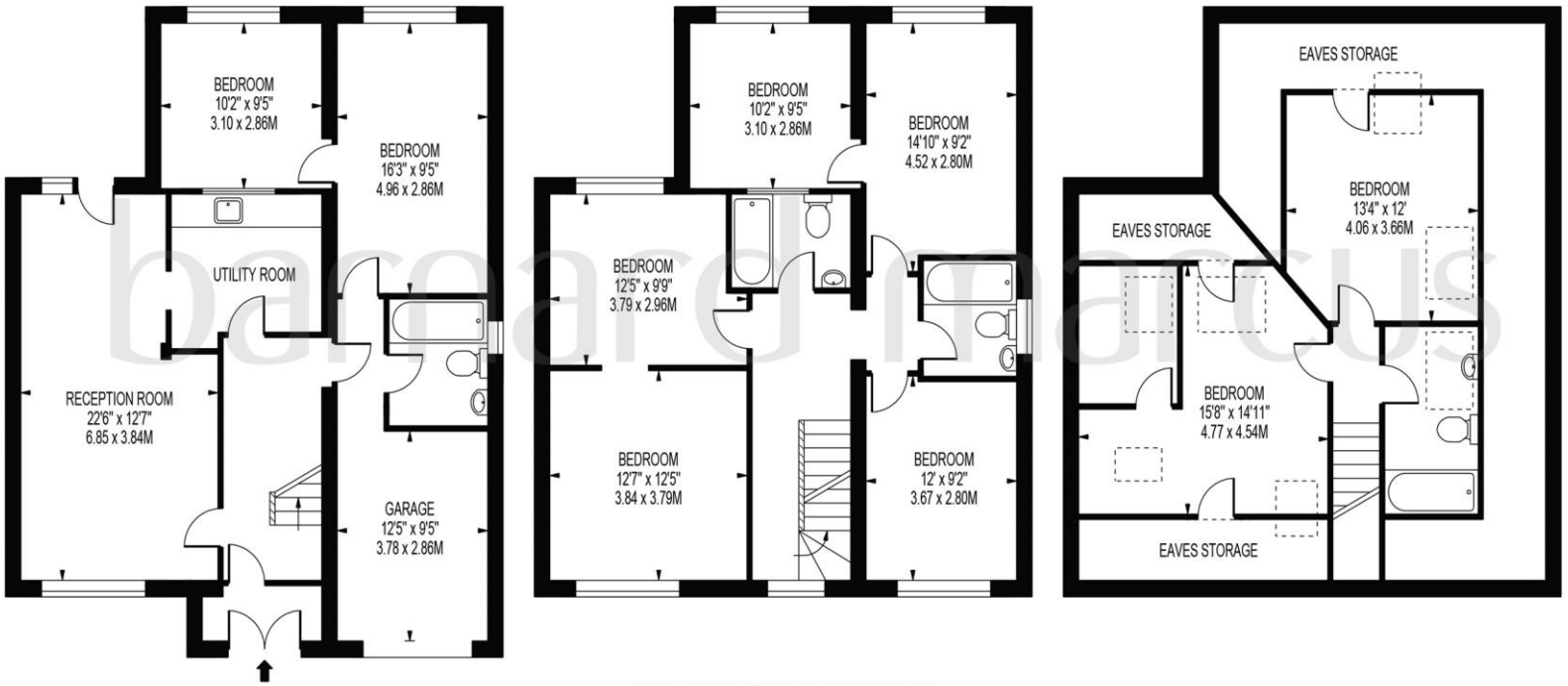
HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2601 SQ FT - 241.64 SQ M**

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **350 SQ FT - 32.56 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **116 SQ FT - 10.81 SQ M**



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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.

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Hook Road, Epsom

- Development Opportunity
- Semi-Detached Home
- Planning Approved For Three Units
- External Build Completed
- Approx GDV Value When Completed £1.2 - £1.25 Million
- Walking Distance to Epsom Town Centre & Station

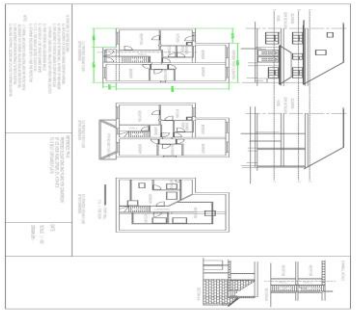
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£700,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110793

The Property Ombudsman

Property Ref:
EPS110793 - 0003

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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