



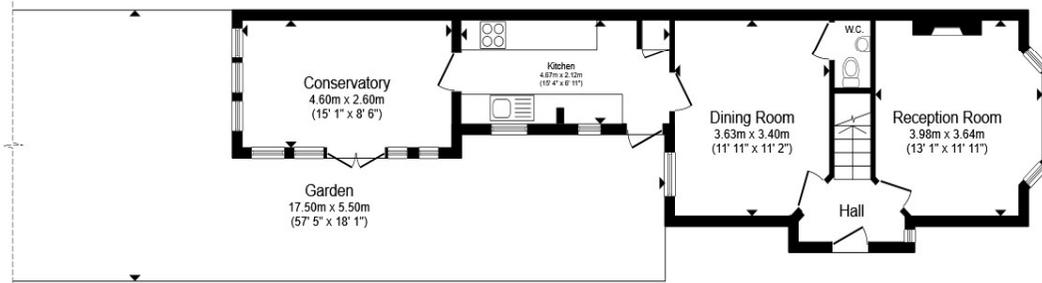
Hook Road, Epsom, KT19 8TZ

welcome to

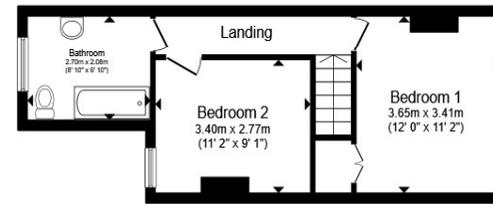
Hook Road, Epsom

A charming Victorian gem in one of Epsom's premier locations, offering stylish interiors, superb transport connections, and top-tier school catchments—all ready for you to move straight into with no onward chain.





Ground Floor



First Floor

Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located on one of Epsom's most desirable residential roads, this charming two double bedroom Victorian semi-detached home offers the perfect blend of period character & modern convenience. Ideally positioned for commuters, the property is within easy reach of Ewell West Rail Station (Zone 6), Epsom Rail Station & Town Centre, while also falling within catchment for several highly regarded primary and secondary schools.

Ground Floor

The property opens into a welcoming reception room, featuring attractive wooden flooring and a delightful period fireplace. A separate dining room follows, complete with a newly installed and practical under-stairs W.C. with basin.

The dining room leads through to a well-appointed galley kitchen, offering a range of integrated appliances & excellent storage. To the rear, a bright conservatory provides an additional living space and opens directly onto the South/West-facing garden, which includes a patio area, lawn, storage shed, and convenient side access.

First Floor

The first floor comprises two generously sized double bedrooms, each enhanced by striking feature fireplaces. The master bedroom also benefits from built-in wardrobe space. A renovated three-piece family bathroom completes the upper level.

Additional Features

- Off-street parking for two cars
- Gas central heating
- Presented in excellent decorative order, ready for immediate occupation
- Fitted Harvey Water Softener System
- Boiler has remaining guarantee until 2033

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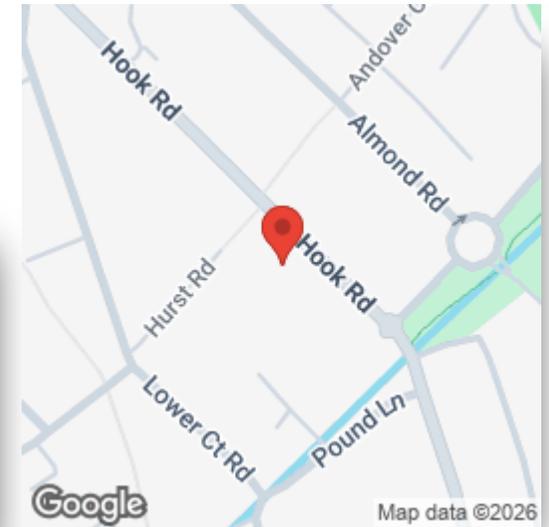
Hook Road, Epsom

- Victorian Semi-Detached Home
- Two Double Bedrooms
- Bathroom & Ground Floor W.C
- Two Reception Rooms & Conservatory
- South West Facing Garden with Laid to Lawn & Patio Area
- No Onward Chain
- Parking For Two Cars
- Walking Distance to Schools, Shops, & Station

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EPS110367 - 0004

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