



Hookfield, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- No onward chain
- Huge scope for significant extension
- Spacious semi detached home
- Three well proportioned bedrooms
- Stones' throw from Epsom Town Centre
- Close to mainline Train Station
- Over 1500 sq ft of accommodation
- 100ft rear garden
- Driveway with off street parking
- Coming to market for 1st time in 50 years

Coming to market for the first time in 50 years, set within one of Epsom's most premier roads and just a short walk of the town centre and railway station, this attractive semi detached family home benefits from a fantastic position, good sized frontage with driveway, and offers significant scope to modernise and significantly extend in line with neighbouring homes if desired to create your dream family home.

The property offers a genuinely rare opportunity, with modernisation required throughout and enjoying a fantastic rear garden measuring 100ft x 30ft, with bright accommodation over two floors and enjoying an incredibly well balanced layout that can be easily added to or adapted to suit the new owners requirements.

Couple this with being just a short walk from the town centre and railway station, and close proximity of the open spaces of the Stamford Green Conservation area, the impressive location really caters for all needs. We recommend immediate inspection to fully appreciate this fine opportunity. Sole agent.



When you consider the wonderful position it enjoys alongside the numerous other stand out features, finding a property with so much potential in Hookfield, within this price point, will be a very difficult task indeed.

The 100ft rear garden is a real feature and enjoys a secluded and private aspect. The property offers a large hall, a generous living/dining room that are currently open plan to each other, but could easily be sub-divided if desired. The kitchen offers the opportunity to knock through to the rear reception space making a stunning open plan kitchen/diner or to extend to the rear. Upstairs offers two double bedrooms and a further single bedroom all served by the bathroom with separate W.C. To the front is a block paved driveway with ample off street parking and an enclosed front garden.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym

and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E



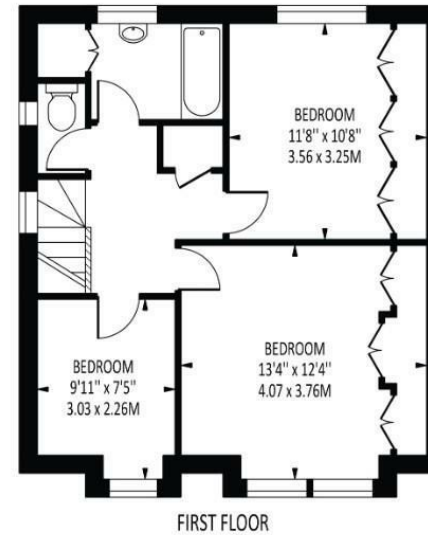
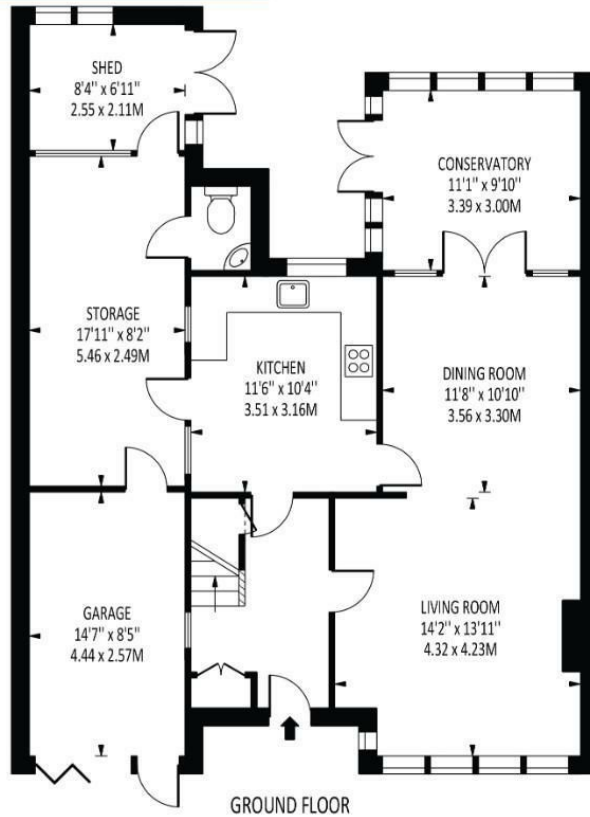


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Hookfield

Total Area: 1528 SQ FT • 141.96 SQ M
(Including Garage & Shed)
Garage Area : 123 SQ FT • 11.41 SQ M
Shed Area : 58 SQ FT • 5.38 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

