



Hookfield, Epsom

The PERSONAL Agent

# Guide Price £850,000

## Freehold

- No onward chain
- Hugely sought after road & position
- Huge scope for extension (STPP)
- Rear garden measuring 90ft x 30ft
- Three/Four bedrooms
- Two/Three reception rooms
- Utility room & d/s shower room
- Four piece bathroom
- Garage
- Close to station, High Street & great schools

Coming to market with no onward chain and located within a prime position in one of Epsom's most sought after roads, this attractive semi detached family home offers nicely balanced accommodation, alongside the added benefit of huge potential for extension (STPP). The property enjoys ample off street parking and an established rear garden measuring 90ft x 30ft.

Already cleverly extended to the rear behind the garage, the property enjoys three reception areas and is perfectly positioned for Epsom Station, which is approximately 0.4 miles and within close proximity to the open spaces of the Stamford Green Conservation area, Epsom and Ashted Commons, Horton Country Park, Court Recreation Ground and some of the town's best schools.

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 Westerly facing 90ft x 30ft rear garden is a real feature and enjoys a secluded and private aspect with two separate patio areas offering ample space for entertaining. The property offers a welcoming entrance hall and reception room leading into a separate dining room which is flooded with natural light, and patio doors opening to the rear garden. The kitchen links to a large utility which follows into a rear family room that is next to a shower



room so could easily be converted into a bedroom if needed for a growing family, guests or an elderly relative. Upstairs offers two double bedrooms and a further single bedroom which is currently used as a home office, but was previously used as a nursery. All rooms are served by the modern four piece family bathroom.

Further benefits include a sizable loft space, plantation shutters across many windows, attached garage with electric door and full double glazing throughout.

The current vendors have previously considered extending up over the garage and into the loft to create a total of four double bedrooms and there is also scope (STPP) to extend across the back of the house to create a huge open plan kitchen/dining/family area if desired, in short there are multiple possibilities for the new owner to grow into this already great home or extend to create excellent longevity.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom and Ashted Commons, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as Stamford Green Primary School, St Joseph's and St Martins. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct train services into London Bridge, Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 45 minute drive away and Gatwick about 35 minutes away, offering international travel without the stress of a long journey.

Tenure- Freehold  
Council Tax Band-F







### Hookfield

Total Area: 1497 SQ FT • 139.04 SQ M  
(Including Garage)  
Garage Area : 165 SQ FT • 15.31 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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Agent

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