



Hook Road, Epsom, KT19 8TR

welcome to

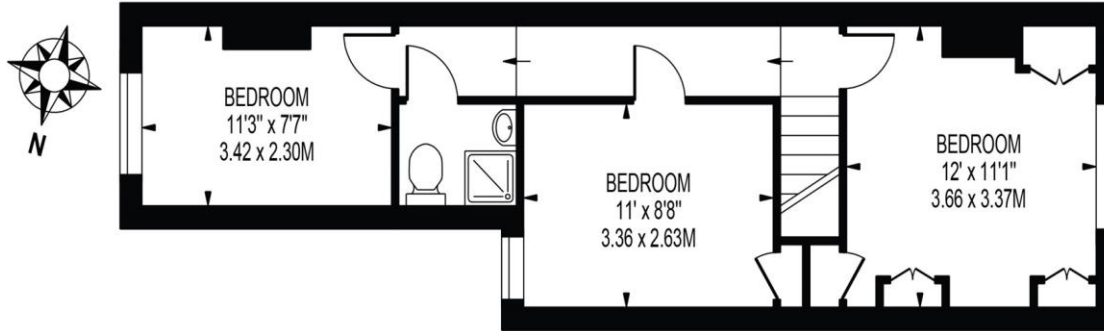
Hook Road, Epsom

Barnard Marcus are delighted to welcome to the market this three bedroom semi-detached family home with off street parking situated on the ever popular Hook Road just moments from Epsom train station with frequent direct trains to London Waterloo, Victoria & London Bridge.

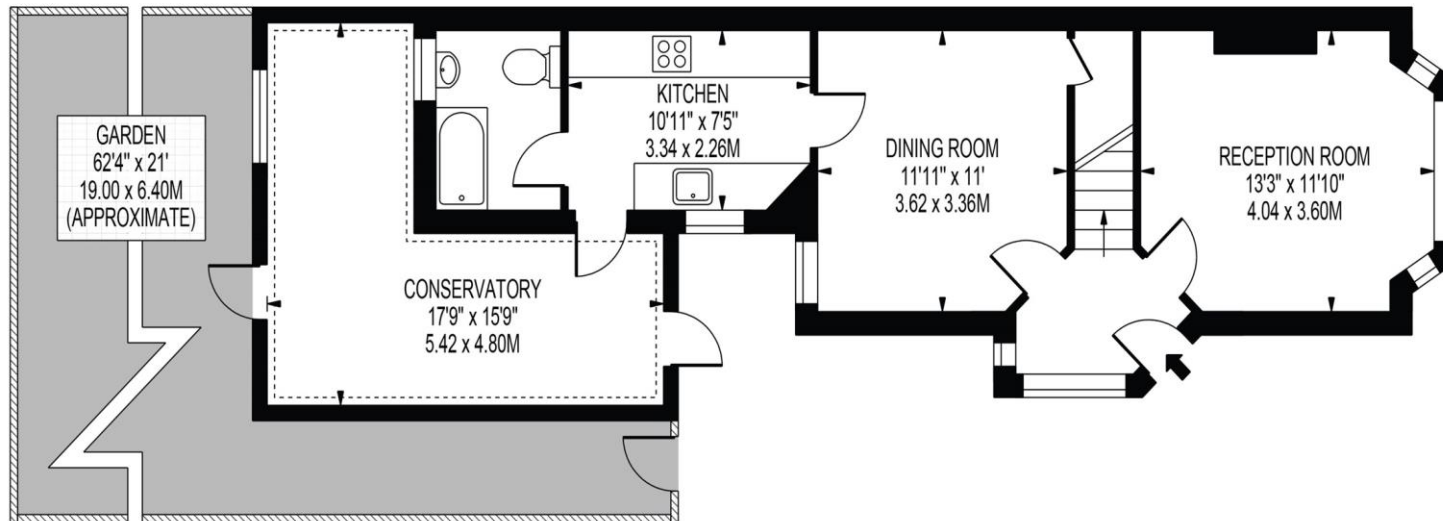


HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1101 SQ FT - 102.29 SQ M



FIRST FLOOR



GROUND FLOOR

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.

This fantastic three bedroom semi-detached home lies on a popular road within just a short walk to Epsom train station and Epsom town centre.

This lovely home offers off street parking to the front and a sizeable private rear garden to the rear.

Inside you will find two spacious reception rooms on the ground floor leading to a fitted kitchen, a ground floor bathroom complete with three piece suite and finally a large rear conservatory offering direct access to the rear garden.

On the first floor you will find three generous sized bedrooms and a handy shower room with basin & toilet. There is also loft storage overhead and the home offers gas central heating throughout.

Epsom town centre is within walking distance offering plenty of shops, bars, eateries, two cinema's, a theatre, and a number of picturesque parks. For further leisure activity there are a host of gyms, David Lloyd Health club, Rainbow leisure centre, golf clubs and Epsom Downs racecourse home of the world famous 'Epsom Derby' There is also a host of excellent primary and secondary schools close by.

welcome to

Hook Road, Epsom

- Semi-Detached
- Three Bedrooms
- Two Receptions Rooms
- Rear Conservatory
- Off Street Parking
- Private Rear Garden
- Walking Distance to Shops, Schools, Parks & Station

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

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109871](https://www.barnardmarcus.co.uk/Property/EPS109871)



Property Ref:
EPS109871 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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