



Hookfield, Epsom

In Excess of £900,000



72 Hookfield

Epsom

Four bedroom detached home in the heart of Epsom. This house has two bathrooms with a large downstairs foot print. A well thought out landscaped garden and summerhouse, perfect for summer entertaining. Call Cairds today to view.

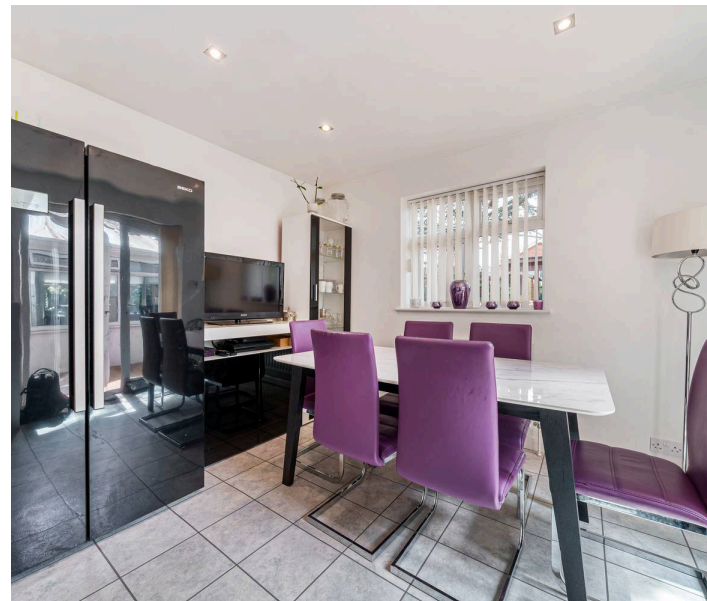
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached House
- Sought After Location
- Flexible Accommodation
- Four Generous Bedrooms
- Utility
- Ground Floor Shower Room
- Spacious Family Bathroom
- Landscaped garden With Summerhouse
- Garage
- Short Walk To Town Centre & Station



Welcome to this beautifully presented four-bedroom, two-bathroom detached house located in the highly sought-after area of Hookfield. Perfect for families, this home offers a spacious downstairs layout that includes a generously sized living room and a separate study area, providing ample space for relaxation and productivity. The well-designed kitchen seamlessly flows into the dining area, creating an ideal setting for family meals and entertaining guests.

A useful feature of this property is the additional fourth bedroom, along with a separate shower room on the ground floor, offering flexibility and convenience. Additionally, the house boasts a utility room and a well-extended conservatory, providing a fantastic space for entertaining friends and family throughout the year.

Upstairs, you will find three double bedrooms, each offering comfort and privacy, and all serviced by a conveniently located family bathroom. The house also benefits from a thoughtfully landscaped garden, designed with entertainment in mind. Multiple seating areas allow for relaxation and socializing, while a summer house provides an additional space to unwind, providing versatile work-from-home cabin/games room, offering a separate area for remote work or recreational activities.

Further advantages of this property include off-street parking, ensuring convenience for multiple vehicles, as well as a large garage that provides ample storage space. With its attractive features, spacious layout, and sought-after location, this four-bedroom, two-bathroom detached house in Hookfield presents a fantastic opportunity for families looking for a comfortable and versatile home.

Hookfield, Epsom, KT19

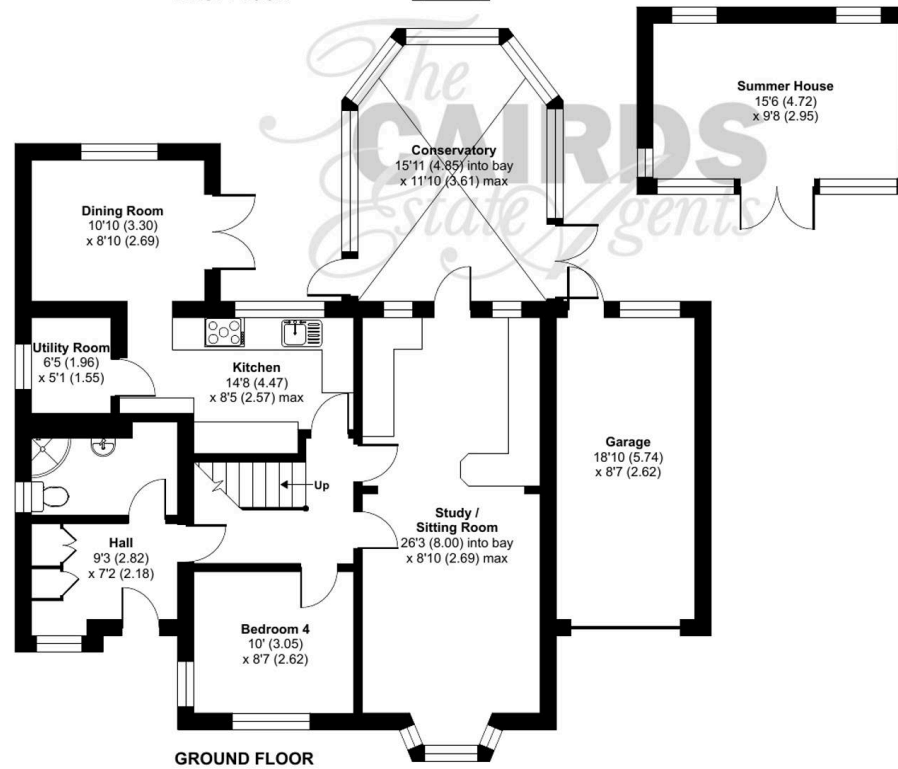
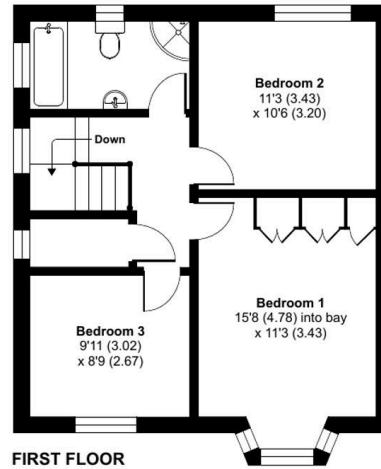
Approximate Area = 1577 sq ft / 146.5 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1889 sq ft / 175.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cairds. REF: 1003813





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