Mark Anthony
Estate Agents



61 Hookfield, Epsom, KT19 8JQ

Offers in excess of £925,000

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Mark Anthony are proud to bring to the market this beautifully presented three double bedroom family home occupying a prime position on the highly regarded West side of Epsom just moments from the picturesque Stamford Green Conservation Area.

The property is ideally located within the catchment area of many fantastic local primary and secondary schools including the highly sought after Stamford Green Primary and Rosebery School. A short walk leads to Epsom town centre and the mainline station.

The property benefits from a traditional yet flexible layout, with bright accommodation over two floors creating generous spaces that come together to provide an incredibly well balanced lay out that is perfect for the family. When you couple the space provided with the numerous stand out features and opportunity to extend, finding a more impressive home in this premier location, will be a very difficult task indeed.

This impressive 1930's home is approached via a wide driveway that provides ample off street parking. Upon entering you are welcomed by a bright central hallway with oak flooring that flows through into the main reception room, with deep window flooding the room with natural light. A generous second reception room that is currently being used as a dining room with feature log burner and patio doors leading to the patio area with built in kitchen and seating, a magnificent space for al fresco dining and entertaining. Modern kitchen and cloakroom complete the ground floor. Point to note the rear of the garage has first fittings for conversion to utility and shower room, the front third provides ample storage.

The first floor provides three double bedrooms and modern family bathroom with bath and shower cubicle.

The stunning 95ft landscaped rear garden is a genuine feature of the property from the outdoor kitchen to the fully equipped garden office, family and guests are fully catered for.

Viewing is essential to fully appreciate this gorgeous family home.

- Beautifully presented three double bedroom family home occupying a prime position on the highly regarded West side of Epsom
- Ideally located within walking distance of mainline station and catchment area of many fantastic local primary and secondary schools
- Stunning 95 ft landscaped garden with outdoor kitchen and seating and fabulous office
- Bright and airy family accommodation with two reception rooms
- Modern family kitchen
- Luxury family bathroom with shower cubicle and bath
- Garage ready to be converted into utility / shower room. Front third offering ample storage
- Driveway providing off street parking
- Potential to extend subject to the usual planning consents
- Epc rating: C

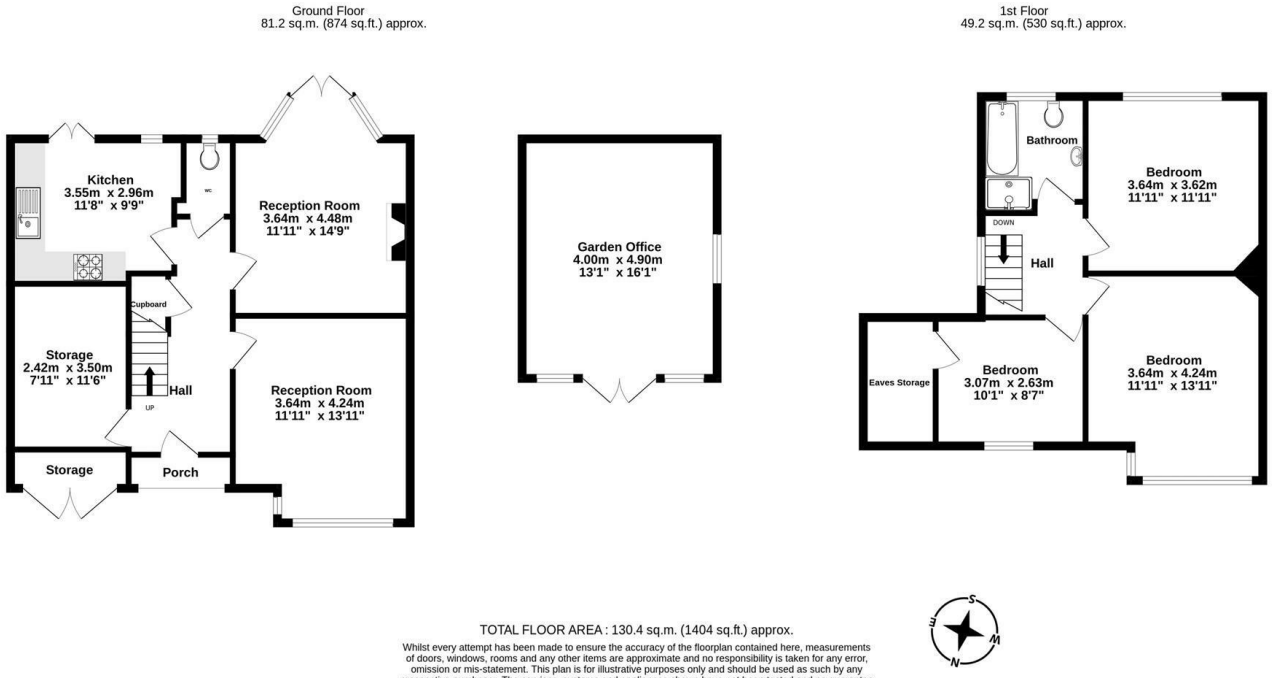




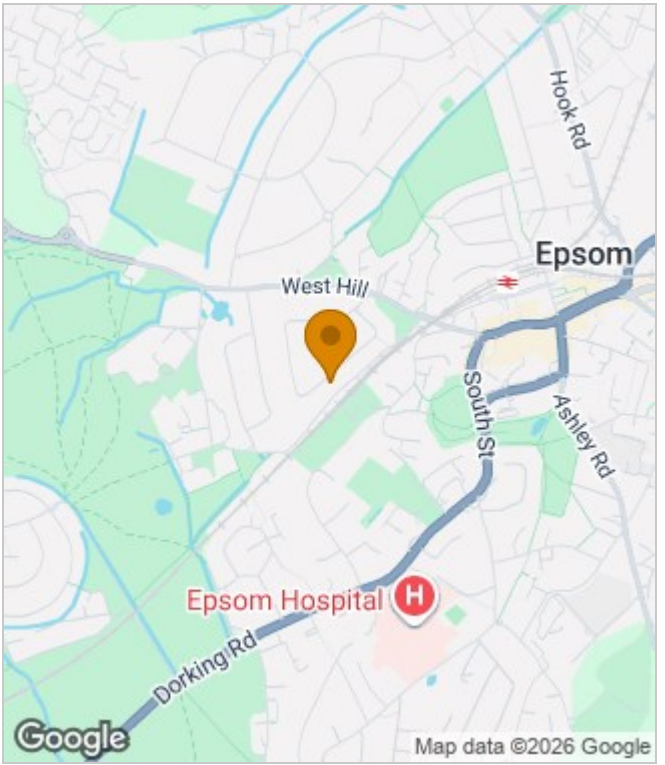




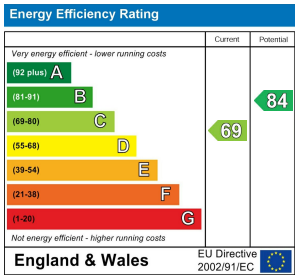
Floor Plans



Area Map



Energy Performance Graph



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Mark Anthony Estate Agents 28 High Street, Ewell, Surrey, KT17 1RW
Tel: 02083937275 Email: mark@markanthonyestateagents.co.uk https://www.markanthonyestateagents.co.uk