



**Hookfield 23-25 West Hill, Epsom, KT19 8JN**  
**Asking Price £250,000**

**\*\*Over 60's Development\*\*** Thomas & May is delighted to bring to the market this one bedroom mews house located in a gated development for Over 60's located within half a mile of Epsom Town centre with its shops and local amenities. Accommodation comprises lounge/dining room, fitted kitchen, downstairs cloakroom, first floor double bedroom and bathroom. The development benefits from resident parking and a communal courtyard garden. No Onward Chain.

**Entrance**

Private front door leading to entrance hall, wood effect flooring, door to:

**Living room 15'1" x 11'11" (4.6 x 3.65)**

Front aspect double glazed bay window, continuation of wood effect flooring, power points, TV aerial point, telephone point, radiator, storage cupboard, arch leading to:

**Kitchen 8'6" x 7'0" (2.6 x 2.15)**

Rear aspect double glazed window, range of wall and base units, wood effect worktop with one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor fan over, space and plumbing for washing machine, space for fridge freezer, part tiled walls, continuation of wood effect flooring, power points.

**Internal Hall**

Door from living leading to internal hall which has storage cupboard, door leading to:

**Cloakroom**

Rear aspect double glazed frosted window, two piece suite comprising low level wc and sink, heated towel rail.

**First Floor Landing**

Stairs leading to first floor landing which has Velux window, hatch giving loft access, two further storage cupboards, power points, doors to:

**Bedroom 13'1" x 11'11" (4 x 3.65)**

Front aspect double glazed window, built-in wardrobe, radiators, power points.

**Bathroom**

Double glazed Velux window, three piece suite comprising low level wc, vanity unit with inset sink and mixer tap, shower cubicle with dual outlet power shower, radiator, part tiled walls, tiled floor.

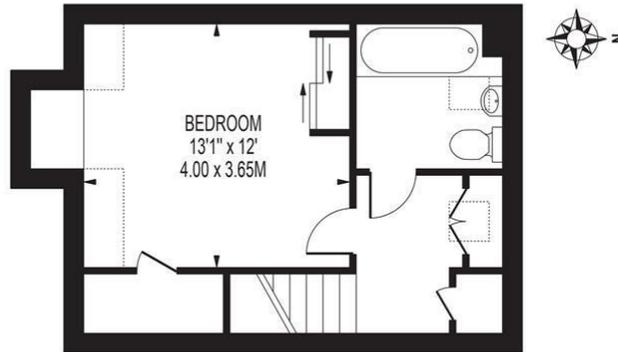
**Outside****Resident Parking****Communal Courtyard****Council Tax Band D**

# Floor Plan

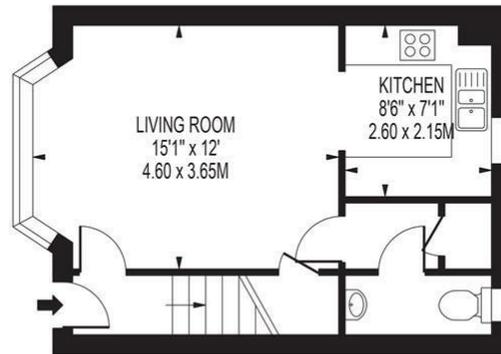
## HOOKFIELD MEWS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 660 SQ FT - 61.32 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.50 SQ M



FIRST FLOOR

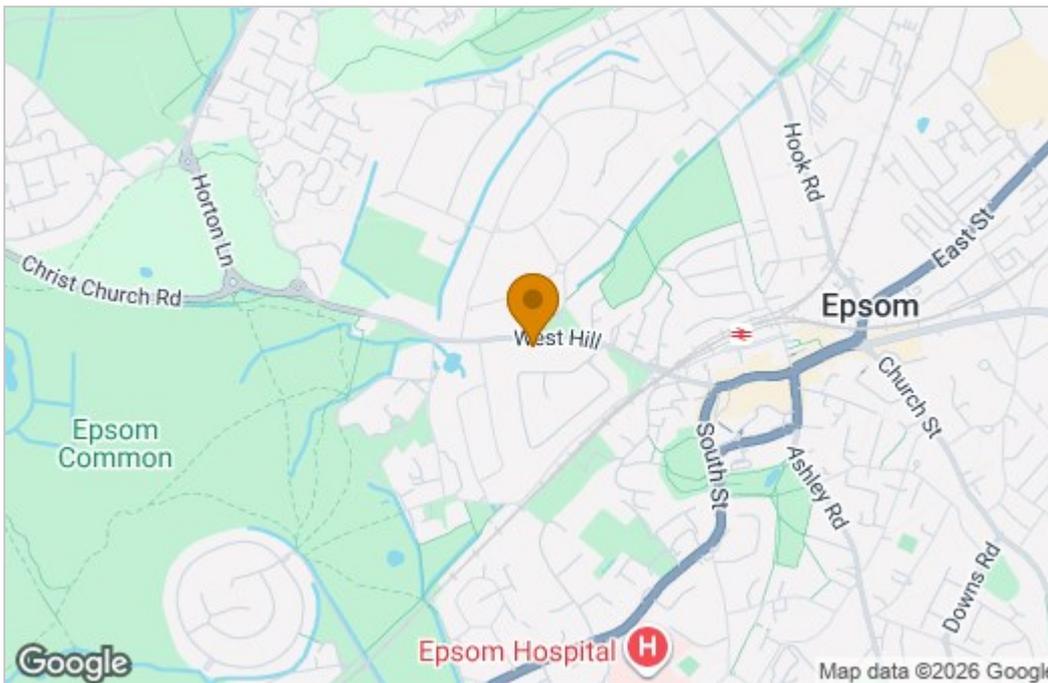


GROUND FLOOR

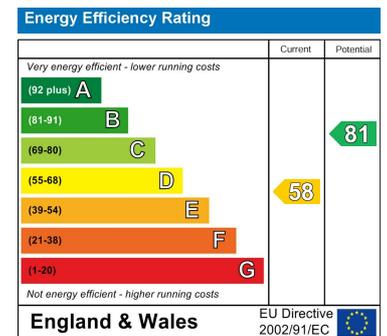
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# Area Map



# Energy Efficiency Graph



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