



Hook Road, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Beautiful extended family home
- Short walk to Epsom town and station
- Well presented throughout
- Two receptions
- Kitchen/dining Room
- Utility Room/WC
- Three bedrooms
- Family bathroom
- Excellent primary & secondary school catchment
- Scope to further extend (STPP)

This attractive and cleverly extended semi-detached house is located within a short walk of Epsom town centre and railway station and offers impressive and flexible accommodation with a real homely feel throughout.

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a great layout that is perfect for entertaining, social occasions and most importantly day to day life.

A real feature of the property is its cleverly extended kitchen which is filled with natural light and also enjoys direct access via the bi folds to the patio and beautiful rear garden. So whether you are a first time buyer, investor, looking to up-size or thinking about downsizing, this fine home offers something for everyone.

In our opinion this fine home is ready to move straight into but also offers the option to extend further STPP if desired.

As soon as you step through the front door the amazing feel of the property is immediately evident. The living room is at the front with feature fireplace leading in to a second reception space that could be used as a more formal dining room. Beyond there is a cleverly extended kitchen with central island



which extends in a horse shoe shape into a further entertaining space. The ground floor is completed by a "lootility" room.

The impressive accommodation continues on the first floor with three well proportioned bedrooms all serviced by a family bathroom. Noteworthy points to mention include a low maintenance garden and a driveway with off street parking.

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 Common, 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 St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom

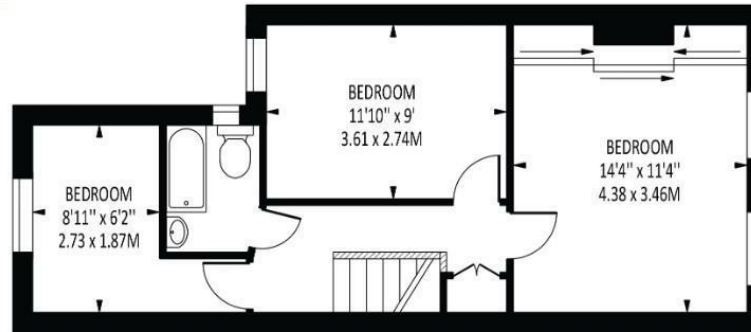
College, and there are other notable schools nearby like Freemans and Downsland. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to 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 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

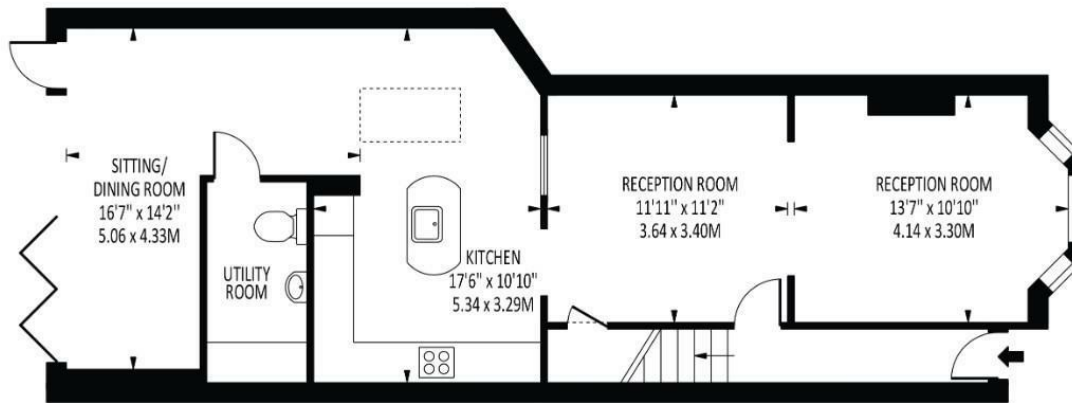
Tenure- Freehold
Council Tax Band - D







FIRST FLOOR



GROUND FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		
	EU Directive 2002/91/EC	

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