



4 Hookfield, Epsom
Epsom

Guide Price **£1,250,000**



4 Hookfield

Epsom, Epsom

Wonderful 4-bed detached house in Epsom on a large plot with nearly 2,000 sq ft of living space. Tasteful interior with potential for extension. Landscaped gardens front & rear. Garage, driveway for 2 cars. Close to schools, amenities, and transport links. Ideal family home. Viewing recommended.

Council Tax band: G

Tenure: Freehold

- Detached House and Large Plot
- Four Bedrooms, Two Baths
- Breakfast Room
- Formal Dining
- Garage & Parking on Driveway
- Expansive SW Facing Garden, Meticulously Cared for
- Walk to Reputable Primary Schools St Joseph's Catholic, Stamford Green Primary, Kingswood Independent school
- Under 10 minutes to Rosebery Girls
- Pubs and Open Spaces at Stamford Green & Epsom Common
- 0.5 miles to Epsom Town Centre, Train Station
- Close to 2,000 sf



Cairds are pleased to present this wonderful Four bedroom detached house in the heart of Epsom. Situated on a large plot and boasting nearly 2,000 square feet of living space, the property is ideally suited for a growing family and whilst in superb condition inside and out, would also benefit from a thoughtful extension at the rear. Entering the front hallway, you are greeted by a large dual aspect sitting room with granite and brass fitted fireplace and solid oak flooring, a separate formal dining room, a galley-style kitchen with stone floor complete with adjoining sunny breakfast room and a handy powder room. The upstairs features three good size double bedrooms and a smaller bedroom or study, the dual aspect principal bedroom is fitted with ample wardrobes and adjoining bathroom suite, the three further bedrooms feature fitted wardrobes, large picture windows and share a family shower suite and separate WC.

The outdoor space of this property is as impressive as its interior, with meticulously cared for landscaped gardens in both the front and rear. The southwest facing gardens feature a stone patio along the full width, numerous flower beds, mature trees and shrubs with the remainder laid to lawn. Additionally, raised beds and a garden shed provide ample space for gardener enthusiasts. For convenience and security, there is a integral garage and a driveway with space for 2 cars.

The property is very convenient to several reputable primary schools such as St Joseph's Catholic school, Stamford Green primary, and private schools such as Kingswood School, and is also within a 10-minute walk to Rosebery Girls senior school. Residents can enjoy the charm of nearby pubs and open spaces at Stamford Green and Epsom Common, perfect for family walks, dog walking and outdoor relaxation. The thriving Epsom town centre and train station are a mere half-mile away, superb for daily commuters to London and easy access to the twice weekly farmers markets, shops, restaurants, library, Epsom Playhouse and cinema.

We recommend booking an early viewing to appreciate all that this wonderful home has to offer.

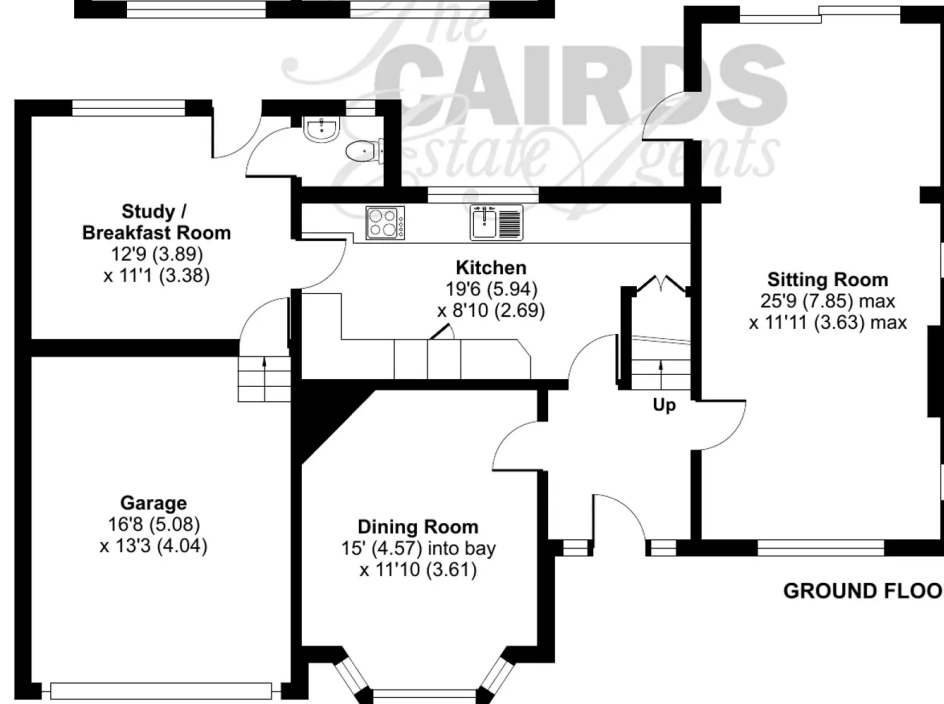
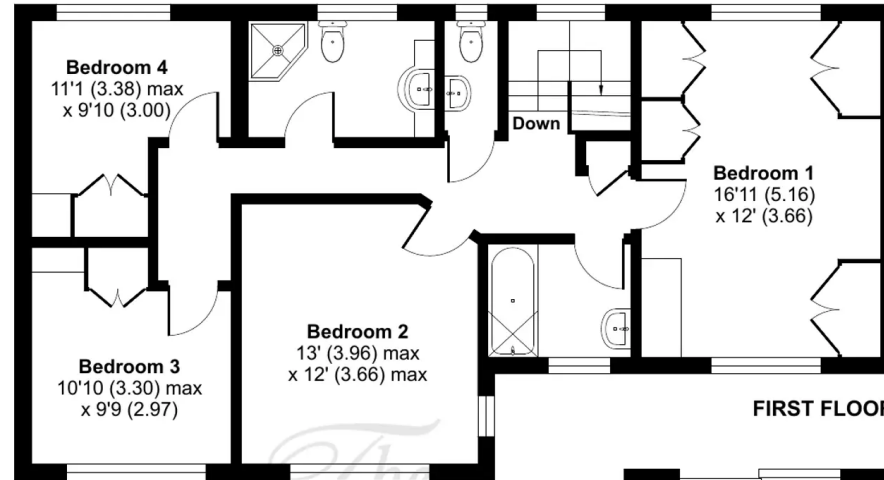
Hookfield, Epsom, KT19

Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1940 sq ft / 180.2 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). ©nlcheom 2024. Produced for Cairds - REF: 1100769





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk