



Hookfield,

 the personal agent

£800,000

Freehold

- Three spacious bedrooms
- Highly desirable location
- Semi-detached family home
- Close to town & station
- Driveway & oversized garage
- Impressive living room
- Stunning kitchen/dining room
- Large South/West facing garden
- 0.24 of an acre plot in total
- Huge scope to extend STPP

Set within one of Epsom's most premier roads, just a short walk of the town centre and railway station, this attractive semi-detached family home benefits from a fantastic position, large frontage with driveway, oversized garage and offers significant scope to extend further in line with neighbouring homes if desired to create your dream family home.

The property has been refurbished throughout by our clients and sits on a plot of 0.24 of an acre, with bright accommodation over two floors and enjoying an incredibly well balanced lay out that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

Couple this with being just a short walk from the town centre and railway station, and close proximity of the open spaces of the Stamford Green Conservation area, this impressive house really caters for all needs. We recommend immediate inspection to fully appreciate this fine home.



As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident. The entrance hall benefits from a welcoming feel and leads to an impressive living room with wood burning stove, refitted kitchen/breakfast room that has been cleverly extended to link with a dining area which creates a wonderful reception space. The ground floor is completed by a downstairs W.C.

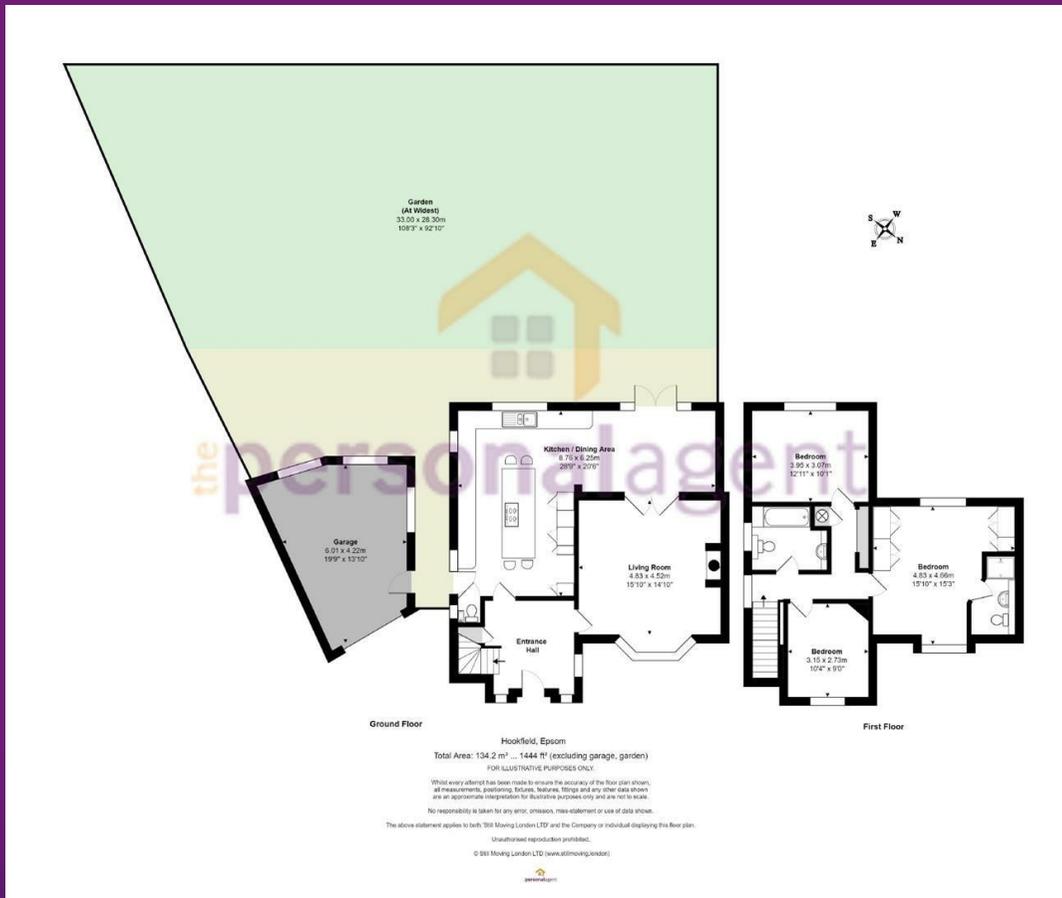
On the first floor are three bedrooms, all of which are incredibly generous doubles and are served by a refitted en-suite to the master and refitted family bathroom. There is a stunning South/West facing rear garden that is an amazing size, large driveway, oversized garage and huge scope to extend STPP.

Further stand out features to note include high quality fitments and appliances in the refitted kitchen including underfloor heating, recessed ceiling speakers and led down-lighters, high quality fitments in the en-suite and family bathroom, again both enjoying underfloor heating too and bespoke wardrobes and drawers in the master bedroom. The garden measurements are 108ft x 92ft and there is a wood-store/shed to the rear.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

the personalagent
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





the personalagent