



Hook Road, Epsom

Guide Price £560,000

- Stunning Victorian house
- 0.5 miles walk to Epsom town and station
- Driveway with parking for 2 cars
- Two reception rooms
- Generous fitted kitchen
- 65ft South/Westerly facing garden
- Detached 17ft home office
- Upstairs bathroom & d/s shower room
- Extremely well presented throughout
- Excellent primary & secondary school catchment

This attractive and cleverly extended Victorian semi-detached house is located within a short walk of Epsom town centre and railway station and offers impressive and flexible accommodation laid out over three floors 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 to the 65ft South/Westerly facing rear garden which in turn benefits from a detached garden studio which makes a perfect work from home office. 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 a bay window and plantation shutters, there is a separate dining room and a cleverly extended kitchen which links to the garden and really is the heart of the home. The ground floor is completed by a large shower room.

The impressive accommodation continues on the first floor with two good size bedrooms and a large family bathroom and on the second floor is a generous loft room/ double bedroom. Noteworthy points to mention include, air-conditioning in the

bedrooms, new flooring and carpets, a driveway with off street parking for 2 cars to the front and access to the South/Westerly garden with the fully insulated/powered garden home office to the rear.

Location - The property is located within 0.5 miles from Epsom station & 0.8 miles from Ewell West (zone 6) making the property ideal for commuters and is within the catchment area for many of the great primary and secondary schools in the area.

Epsom High Street has a variety of shops, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Freehold. Sole agent.







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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