



107 Hook Road, Epsom, KT19 8TP
Guide price £600,000

 3  2  2  D

A semi-detached family home with huge potential to extend to the rear and/or loft convert (stpp), located close to Epsom Town Centre and the Mainline Train Station.

The current ground floor layout includes an enclosed porch, long entrance hallway, a good size living room, open kitchen/dining room with under stair storage, shower room and a lean-to section with gardeners WC and deep storage room.

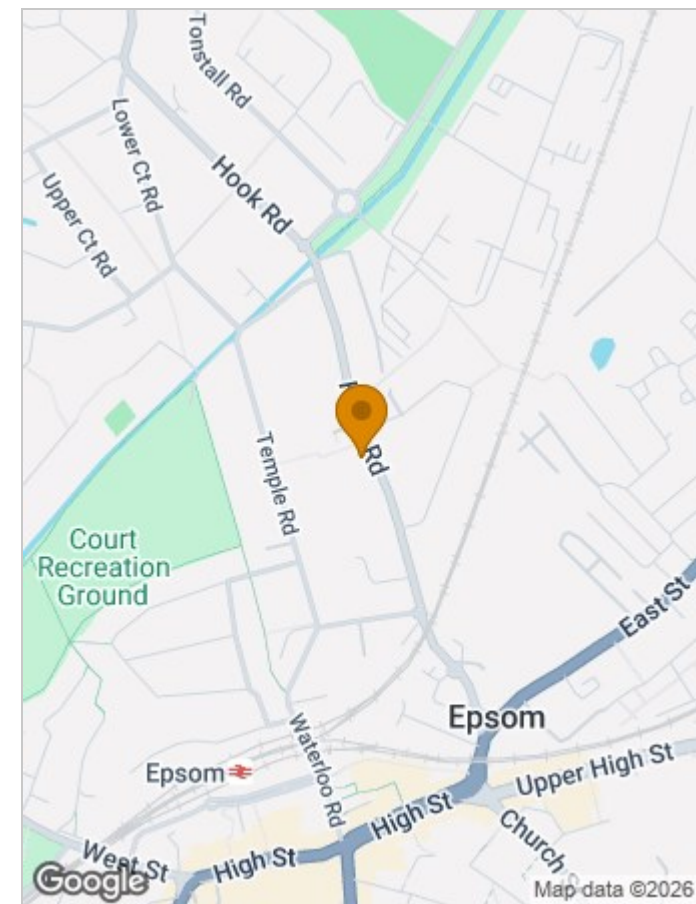
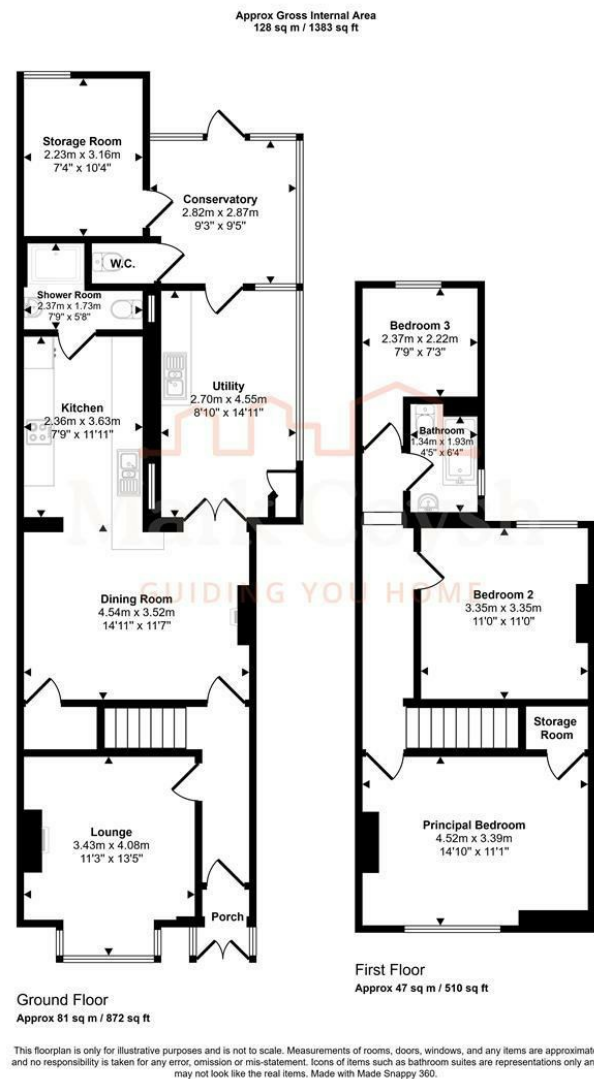
Upstairs there are two double bedrooms, a good size single bedroom and a family bathroom. A pull down ladder gives way to a good size boarded loft space with window and eaves storage.

The rear garden is a good length, mainly laid to lawn with space for a green house and shed and handy side access to the front of the property. Here you will find a driveway with off street parking for approx two vehicles.

Further most noteworthy benefits include close proximity to some of Surrey's most sought after schools and colleges , including Rosebery For Girls, Glyn Comprehensive School for Boys, Epsom College, Laine Theatre Arts and The University for the Creative Arts. The world famous Epsom Downs Racecourse is a short drive away, as well as some of the areas most stunning natural beauty spots. The area is also serviced by a wide road network linking in and out of London, most importantly within easy reach of Gatwick and Heathrow Airports.







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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.