Mark Coysh
GUIDING YOU HOME

312 Hook Road, Epsom, KT19 8QT
Guide price £525,000

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A semi-detached family home with so much potential to extend and improve (STPP), located within easy reach of Epsom town centre, the mainline station, sought-after local schools, and some beautiful parks, commons, and wooded areas to enjoy.

The current ground floor layout includes a good-sized entrance hallway with under-stairs storage, a well-proportioned living room, a formal dining room with a door onto the large rear garden, and a fitted kitchen with a deep pantry. There is also a covered walkway to the side giving access to the front and rear, as well as to a good-sized garage with an up-and-over door and, finally, a handy workshop.

Upstairs, there are three well-proportioned bedrooms, all with fitted wardrobes, a family bathroom, a separate WC, and access to a large loft space off the landing.

The rear garden is a fantastic length and mainly laid to lawn with mature hedging.

To the front, there is a hardstanding driveway with plenty of off-street parking, an additional lawn, and a planted border.

Epsom is a historic market town in Surrey, located approximately 15 miles southwest of central London. It is most famous globally as the namesake of Epsom salts and the home of the Epsom Derby, one of the world's most prestigious horse races. The town effectively blends a rich heritage with modern suburban convenience, making it a popular choice for commuters, families, and retirees

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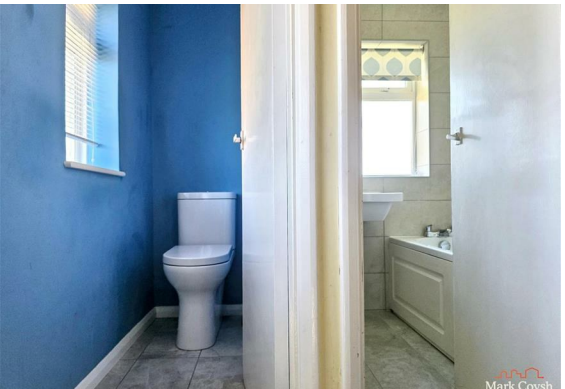

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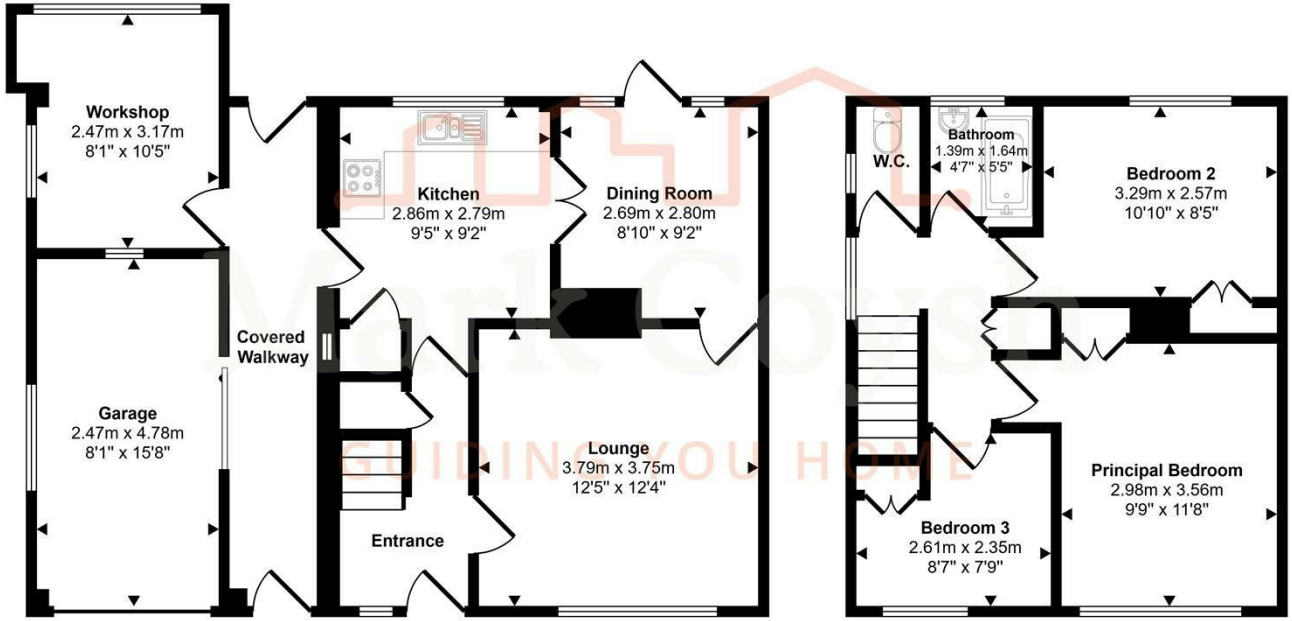
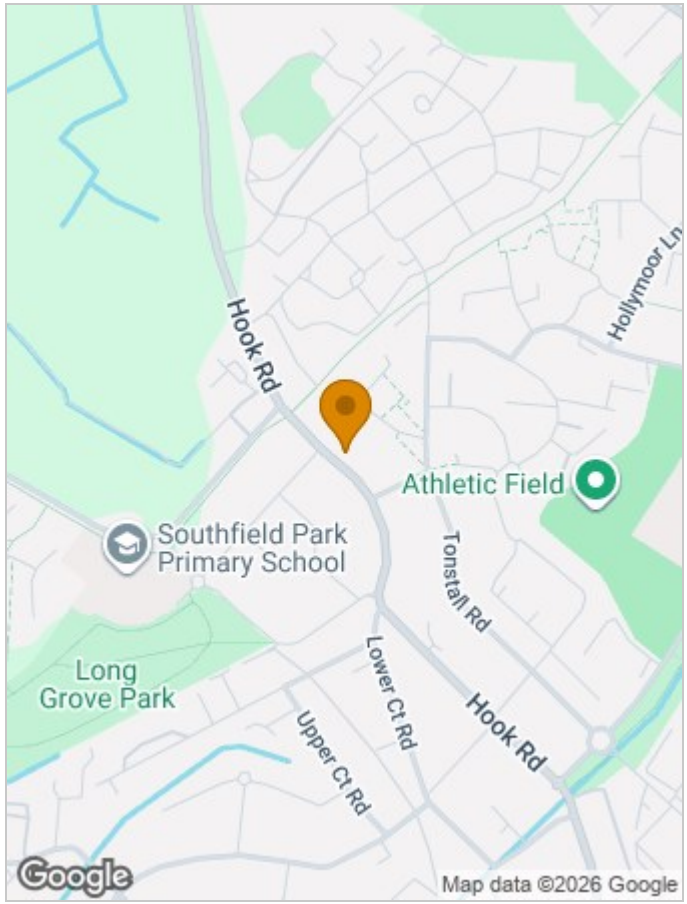
Approx Gross Internal Area
109 sq m / 1170 sq ft

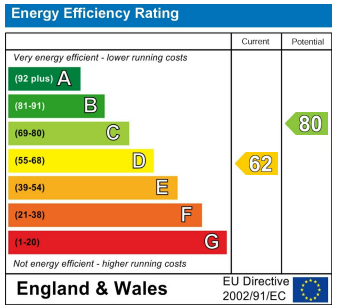


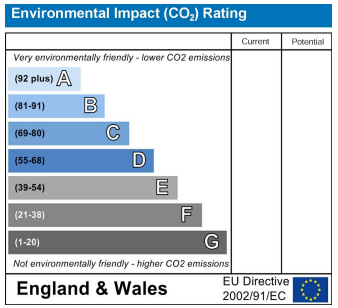
Ground Floor
Approx 70 sq m / 750 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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.

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