



Hook Road, Epsom KT19 8TX

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## Hook Road Epsom KT19 8TX

*A characterful two double bedroom terrace house with parking, located 0.6 miles from Epsom town centre and station, with gardens to the front and rear.*

Two Double Bedrooms

Parking To Rear

Two Reception Rooms

Upstairs Bathroom

Gardens To Front And Back

Conservatory

Walking Distance To Town Centre

0.6 Miles To Epsom Station

EPC Rating E

Council Tax Band D

This excellent home is walking distance from Epsom town centre with its wide selection of restaurants, cafes and shops, and is just 0.6 miles from the station which offers trains to Waterloo and Victoria.





This property is approached by an attractive 75ft front garden. Downstairs offers a welcoming hallway leading through to a spacious dual aspect lounge with a feature fireplace and doors opening into a conservatory overlooking the rear garden. In addition, there is a kitchen with a range of cupboards and a separate dining area.

To the first floor, there are two well-proportioned bright double bedrooms, each with fitted cupboards and a three piece family bathroom.

An archway from the front leads through to a secluded mature back garden which is mainly laid to lawn and benefits from a large paved patio and a useful shed. From the rear garden there is a gate with access to a service road with parking for one car.

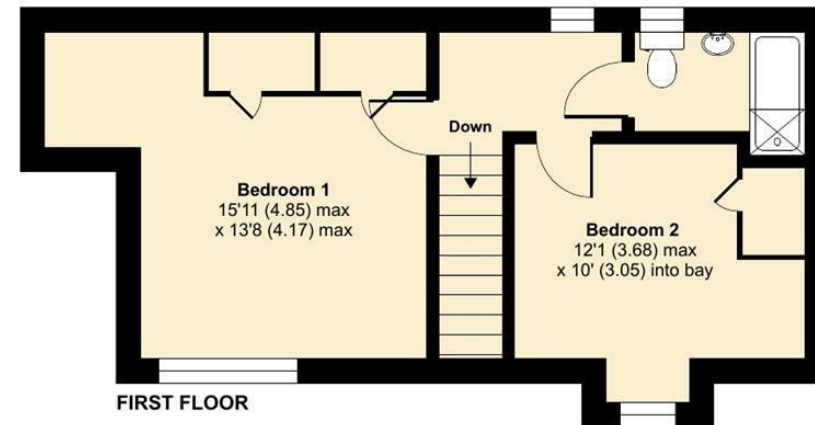
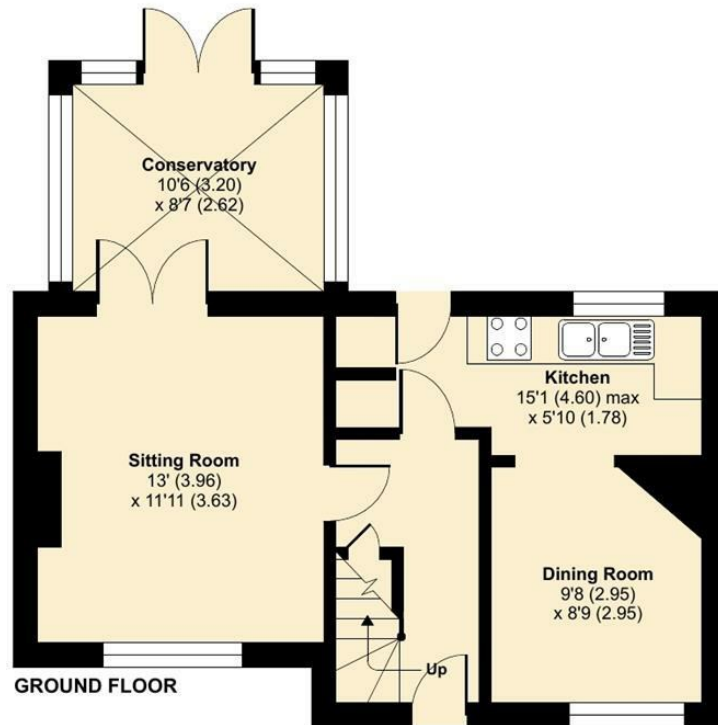
This property is in a popular location, walking distance to good primary and secondary schools and only 0.6 miles from Epsom town centre and station.



# Hook Road, Epsom, KT19

Approximate Area = 926 sq ft / 86 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). © nchecon 2023. Produced for V&H Homes. REF: 940772



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