



Hook Road, Epsom KT19 8UA

welcome to

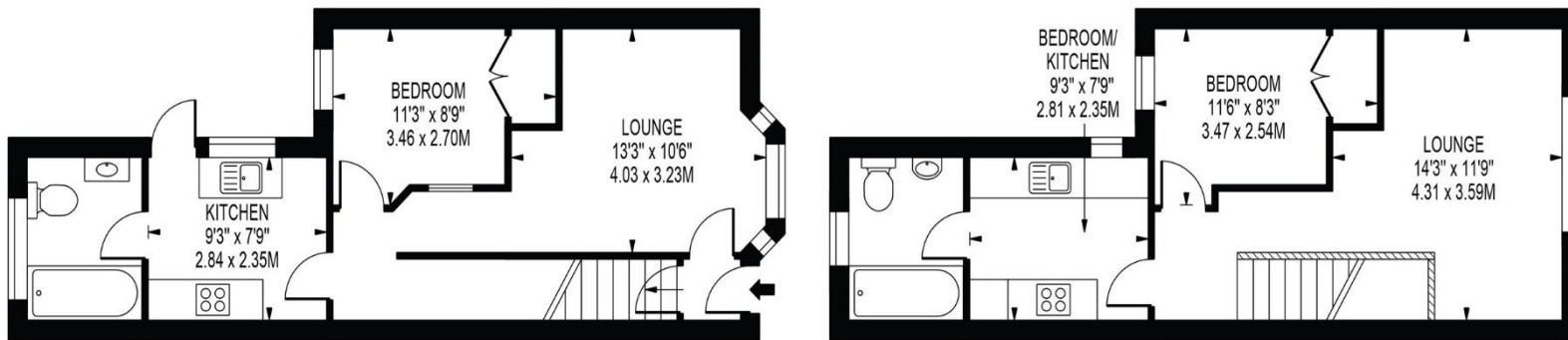
Hook Road, Epsom

Barnard Marcus are delighted to market this fantastic property located on the ever popular and convenient Hook Road within walking distance to shops, schools and station. This home can be used as two flats ground and first floor or easily adapted as a three bedroom family home.



HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 847 SQ FT - 78.76 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The home has currently one title for the complete building which can be easily adapted to a three bedroom family home or can be used as a ground floor one bedroom flat and a first floor one bedroom flat.

The ground floor currently has a living room, double bedroom, kitchen and bathroom with three piece suite and the first floor offers the same but this can easily be transformed to a more traditional layout with three bedrooms and bathroom.

There is also a handy private garden and the property comes with No Onward Chain, double glazing throughout and gas central heating.

Epsom town centre also offers many excellent leisure activities with a host of gyms, two cinemas, a theatre and there is numerous parks, cycle and bridle paths, golf clubs and the Rainbow Leisure Centre & David Lloyd health club.

welcome to Hook Road, Epsom

- Mid-Terrace
- Walking Distance to Shops, Station & Schools
- Potential for Two Flats or Family Home
- Two Bathrooms
- Private Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109967



Property Ref:
EPS109967 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom,
Surrey, KT19 8EB



barnardmarcus.co.uk