



Hookfield, Epsom KT19 8JG

welcome to

Hookfield, Epsom

Nestled on a quiet no-through road just moments from Epsom town centre, this substantial detached residence offers spacious, flexible living in one of the area's most desirable locations. With outstanding schools nearby, excellent transport links to central London, and a wealth of leisure amenities.



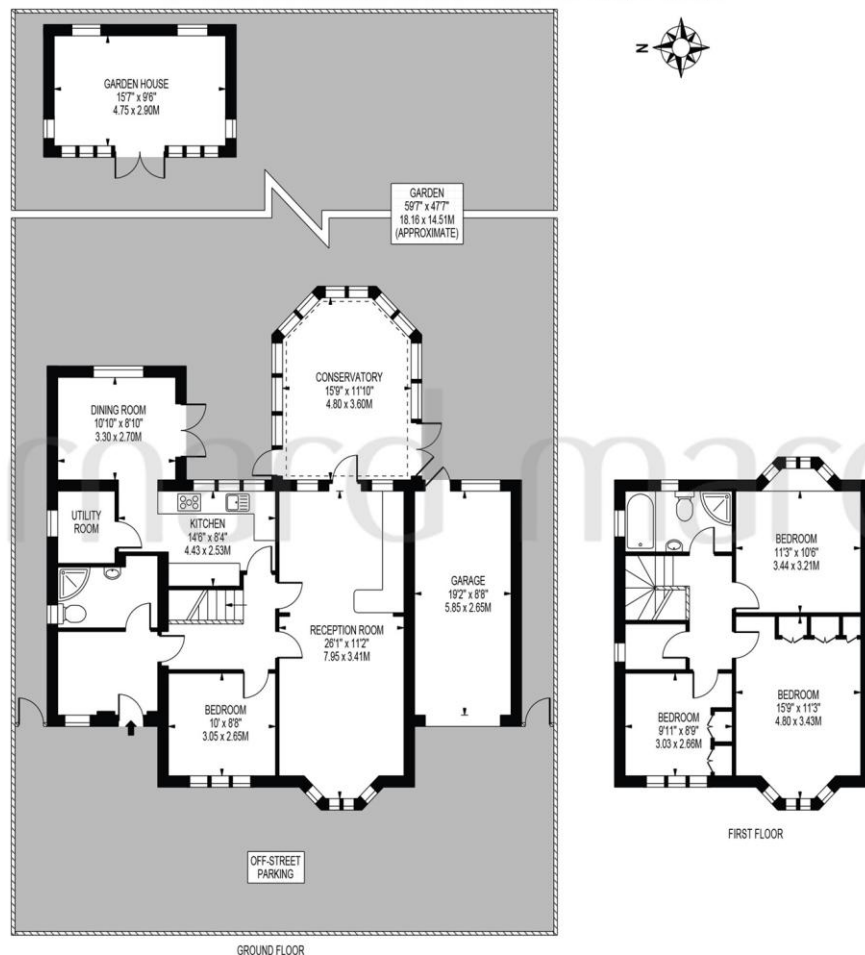
HOOKFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1606 SQ FT - 149.20 SQ M

(EXCLUDING GARAGE & GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 167 SQ FT - 15.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 148 SQ FT - 13.78 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.

Barnard Marcus is pleased to present this generously proportioned detached family home, ideally situated on a sought-after road within close proximity to Epsom town centre. This distinguished residence offers a harmonious blend of comfort, convenience, & community living, making it an exceptional opportunity for discerning buyers.

Upon arrival, the property benefits from a substantial driveway providing off-street parking for multiple vehicles. The entrance hall is notably spacious & offers ample storage. A ground-floor shower room serves guests and complements the adjacent fourth bedroom, ideal for multi-generational living or visiting family.

The principal reception room features a charming bay window & a focal fireplace, creating a warm and inviting atmosphere. A dedicated study area leads seamlessly into the conservatory, offering an excellent space for entertaining or relaxation. The kitchen is well-appointed and adjoins a formal dining area, with patio doors opening onto a landscaped rear garden complete with extensive decking-perfect for al fresco gatherings. A versatile detached studio at the rear of the garden provides additional space for a home office, creative pursuits, or leisure activities.

The upper level comprises three well-proportioned double bedrooms, including a principal bedroom with bay window and integrated wardrobes. The family bathroom is fitted with both a bathtub and a separate shower enclosure. There is also a fully boarded loft.

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Hookfield, Epsom

- Detached Family Home
- Sought After Residential Road
- Garage & Off Street Parking for Multiple Cars
- No Onwards Chain
- Landscaped Rear Garden with Fully Powered Studio
- Catchment for The Ofsted Outstanding Stamford Green Primary School
- Walking Distance to Station, Shops, Bars, Eateries & Parks

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£900,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110117



Property Ref:
EPS110117 - 0004

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.

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