

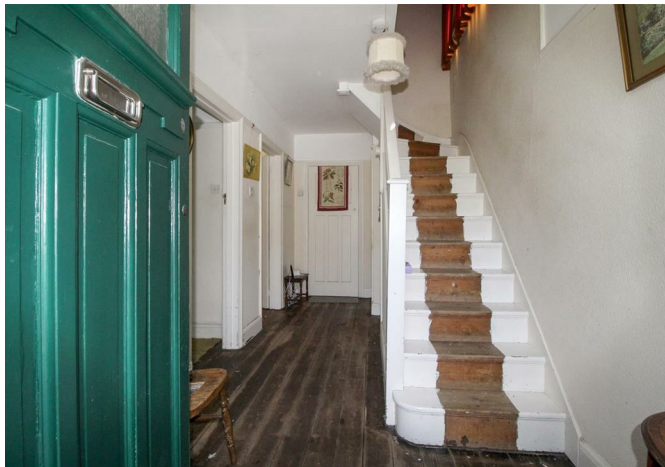
Mark Anthony

Estate Agents



59 Hookfield, Epsom, KT19 8JQ
£650,000





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Mark Anthony Estate Agents are delighted to bring to the market this three bedroom semi detached family home requiring modernisation throughout. The property offers a genuinely rare opportunity to create a fabulous family home set within one of Epsom's premier and most highly requested roads, just a short stroll from the town centre, mainline station and the Stamford Green Conservation Area.

The property offers a spacious entrance hall, a generous reception room with deep bay window, rear reception/dining room with direct access to the rear garden. The kitchen offers the opportunity to knock through to the rear reception and to extend to the rear creating a stunning open plan kitchen/diner (subject to the usual planning consents).

Upstairs offers two double bedrooms and a further good sized single bedroom (10 ft x 8 ft) with deep eaves storage access, all served by the family bathroom with separate W.C.

The secluded 90ft Southerly aspect rear garden offers a great family and entertaining space.

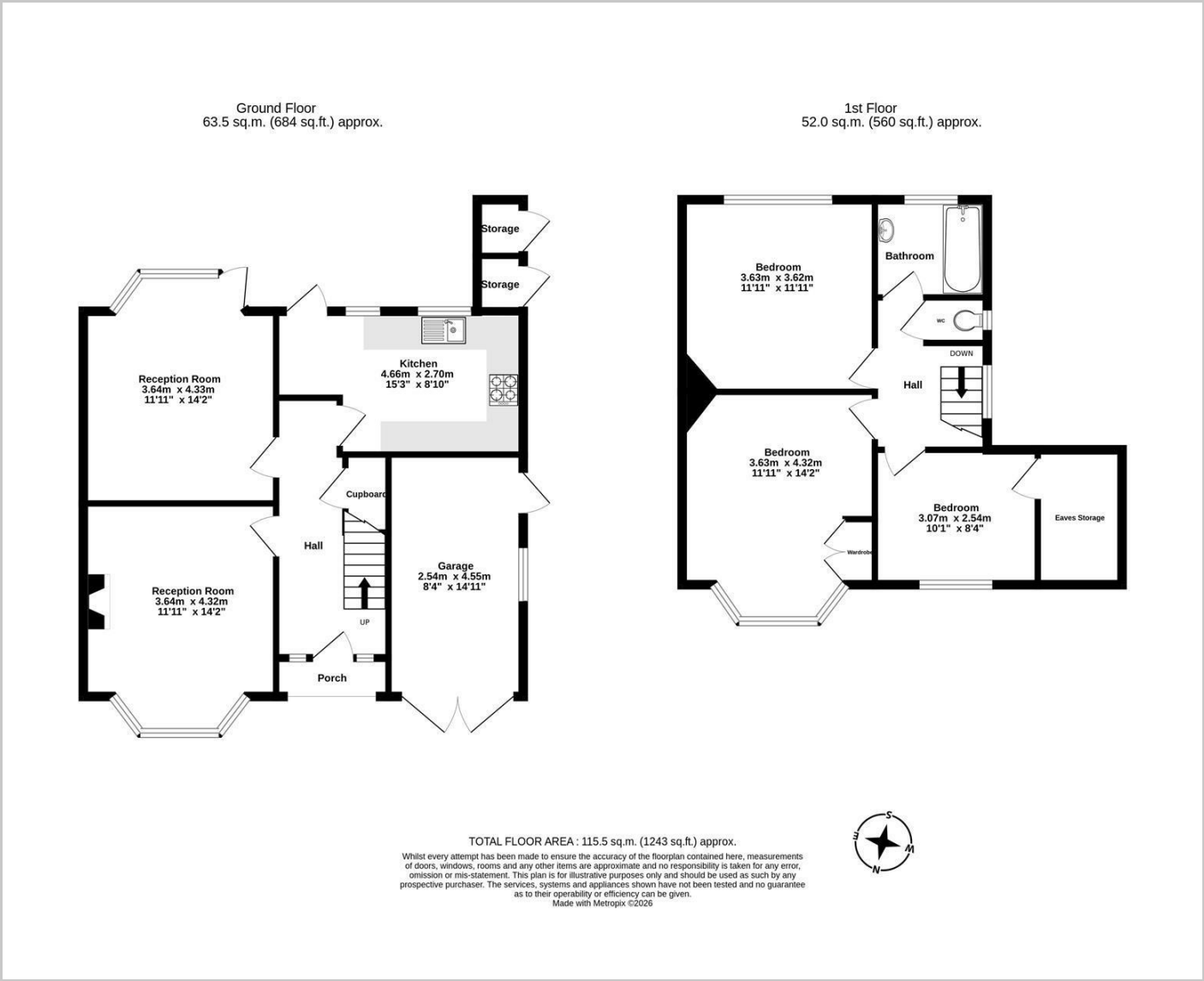
Hookfield is widely regarded as one of the area's most requested roads, prized for its convenient yet peaceful position sitting within the catchment of several highly regarded primary and secondary schools.

Viewing highly recommended.

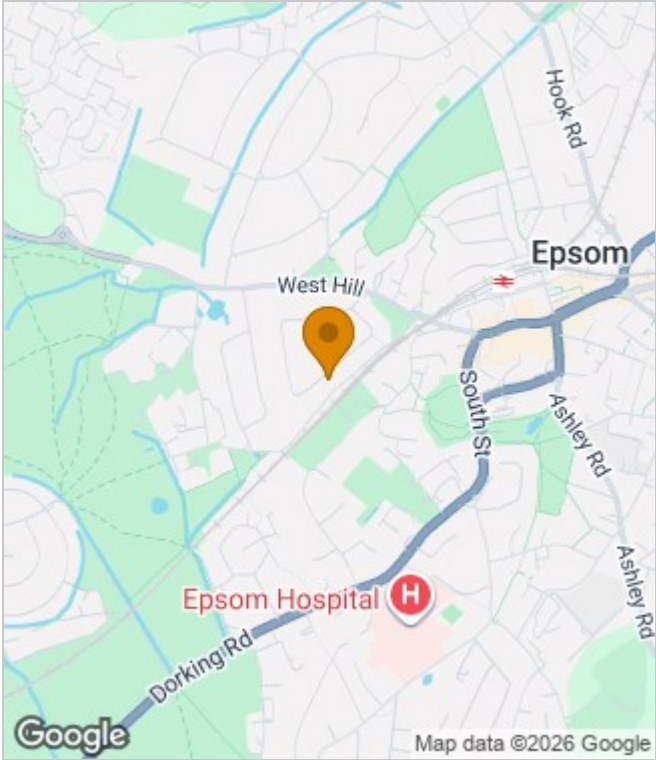
- Three bedroom semi detached family home requiring modernisation throughout
- The property offers a genuinely rare opportunity to create a fabulous family home set within one of Epsom's premier and most highly requested roads
- No onward chain
- Generous reception room with deep bay window, rear reception/dining room with direct access to the rear garden
- Kitchen offering the opportunity to knock through to the rear reception and to extend to the rear creating a stunning open plan kitchen/diner
- Two double bedrooms and a further good sized single bedroom 10 ft x 8 ft
- The secluded 90 ft Southerly aspect rear garden offers a great family and entertaining space
- Viewing highly recommended
- EPC rating: D



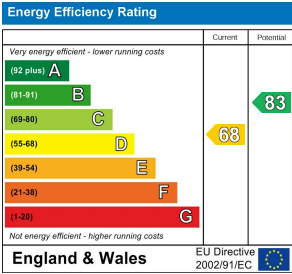
Floor Plans



Area Map



Energy Performance Graph



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