

The PERSONAL Agent

98 Hook Road, Epsom

£650,000

98 Hook Road

Epsom

- Extended Victorian semi-detached family home
- Approximately 1,341 sq ft across three floors
- No onward chain for a potentially easier move
- Impressive 30ft open plan kitchen/dining room
- Smart landscaped garden with artificial lawn
- Three generous bedrooms set over upper floors
- Superb 23ft principal bedroom on second floor
- Kitchen, bathroom and exterior all remodelled
- Well placed for Epsom and Ewell West stations
- Thoughtfully improved throughout in recent years

This attractive and cleverly extended Victorian semi-detached home combines period character with a stylish and practical layout that is perfectly suited to modern family life. Offered to the market with no onward chain, the property enjoys a convenient position within easy reach of Epsom town centre and is well placed for both Epsom and Ewell West railway stations. Offering approximately 1,341 sq ft of accommodation arranged over three floors, the house has been thoughtfully remodelled and improved by the current owners, with works carried out between 2021 and 2024 including the kitchen, upstairs bathroom, front reception room, roof, exterior, driveway and landscaped rear garden.





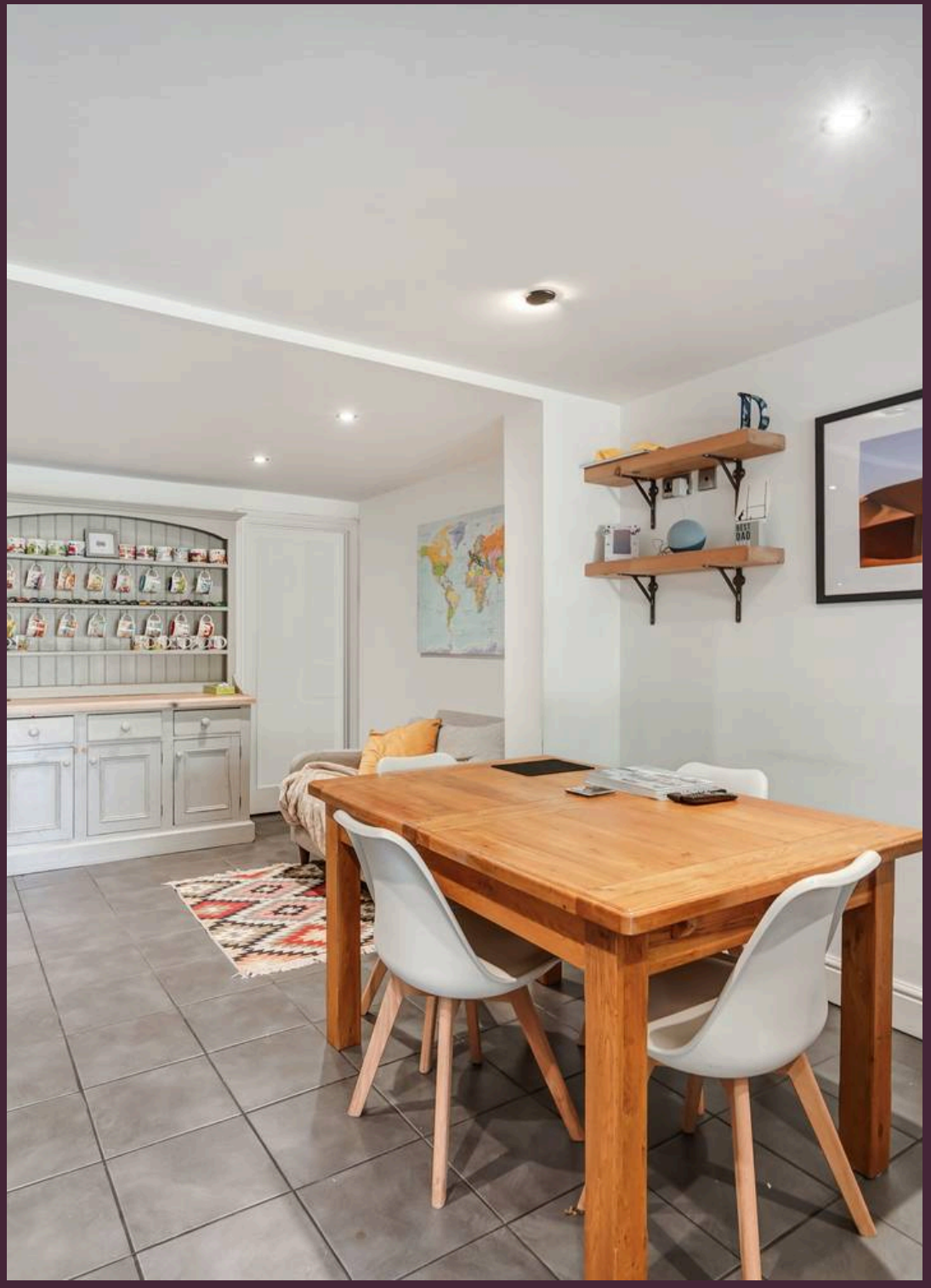






Description

The ground floor provides an excellent balance of defined reception space and open plan living. To the front, the bayfronted lounge creates a comfortable and characterful retreat, while to the rear is the true heart of the home – an impressive 30ft kitchen/dining room that provides a fantastic setting for everyday family life, entertaining and social occasions. The extended layout creates a wonderful sense of space and flow, with plenty of room for dining and relaxing, while a downstairs WC adds further practicality. On the first floor are two well-proportioned double bedrooms, both measuring approximately 12ft x 11ft, alongside the stylish family bathroom. The second floor is dedicated to an impressive 23ft principal bedroom, creating a superb private space with ample room for wardrobes, a dressing area or even a dedicated home-working zone if required.



Outside, the rear garden has been carefully landscaped to create an attractive yet notably low-maintenance space. Artificial lawn ensures year-round usability with minimal upkeep, while the surrounding landscaping provides an ideal environment for outside dining, entertaining, children or simply relaxing during the warmer months. The driveway has also been remodelled as part of the owners' wider programme of improvements.
Epsom is a highly popular Surrey town, combining excellent transport links with a vibrant centre, well-regarded schools and an abundance of green open spaces. Epsom Common, Horton Country Park and Epsom Downs are all within easy reach, while the town centre offers an excellent selection of shops, cafés, restaurants and everyday amenities. With its Victorian character, extended living space, three generous bedrooms, landscaped low-maintenance garden and no onward chain, this is a particularly appealing home that warrants immediate viewing.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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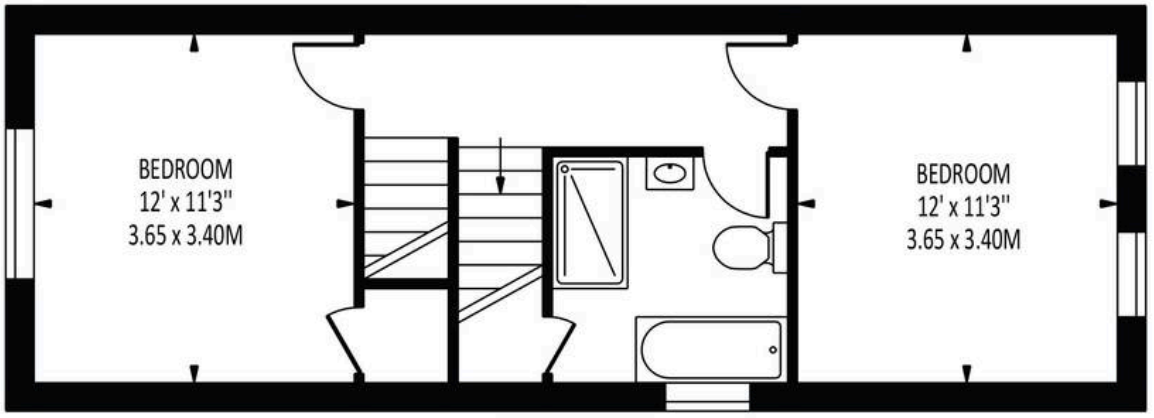
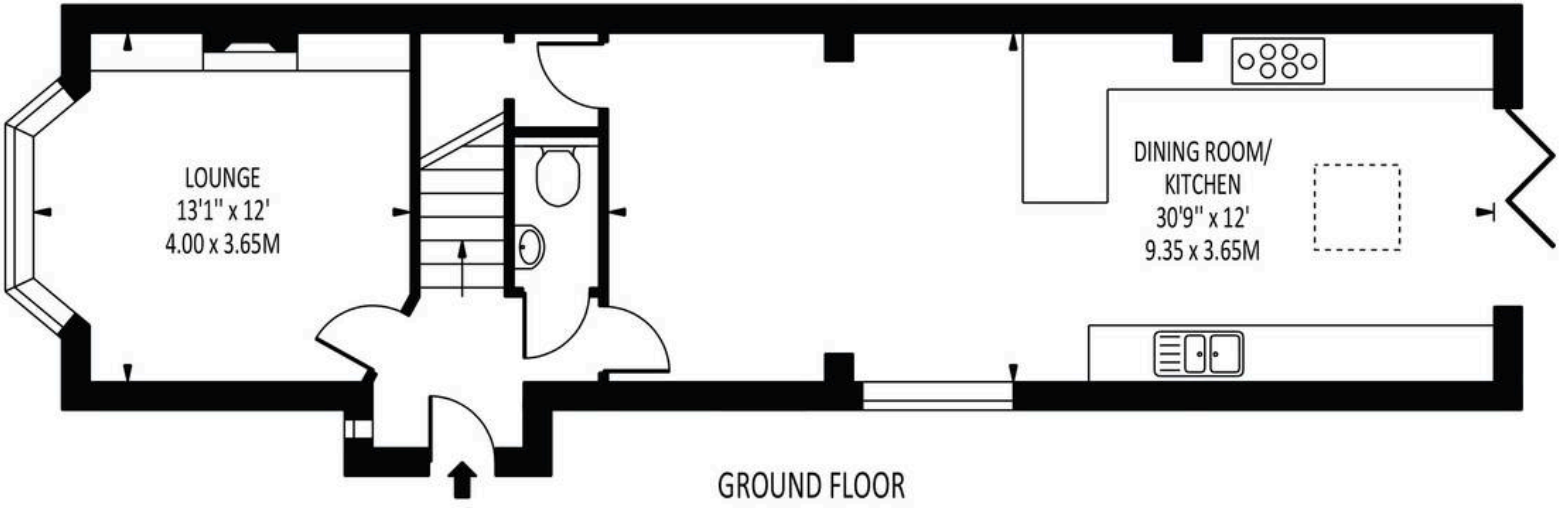
Total Area: 1341 SQ FT • 124.58 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



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