



Jackie Quinn
estate agents

52 Hookfield, Epsom

Guide Price **£975,000**

For sale with no onward chain, this rarely available detached chalet bungalow is ideally situated on one of Epsom's most sought after roads. Nestled within a tree lined and highly regarded residential area, the property is just a short walk from Epsom Town Centre, Epsom railway station, and falls within the catchment area for several outstanding schools — making it an ideal choice for families and commuters alike.

Offering spacious and flexible accommodation throughout, the property currently comprises four generous double bedrooms, including a principal bedroom with a private ensuite shower room. Additional accommodation includes a bright and spacious lounge which leads through to a further reception room/study. The kitchen opens into a conservatory and there is a separate family bathroom.

Externally, the property benefits from a large and secluded wraparound garden, providing excellent outdoor space and a high degree of privacy, along with a detached garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached chalet bungalow on large corner plot
- Four double bedrooms and two bathrooms
- Three reception rooms
- Highly flexible living accommodation
- Wraparound garden
- No onward chain





GROUND FLOOR

APPROX. 117.8 SQ. METRES (1268.5 SQ. FEET)



FIRST FLOOR

APPROX. 25.0 SQ. METRES (268.8 SQ. FEET)



TOTAL AREA: APPROX. 142.8 SQ. METRES (1537.3 SQ. FEET)



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