



Willis Close, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- First floor maisonette
- Private South facing rear garden
- Two double bedrooms
- 20ft living/dining room
- Modern fitted kitchen
- Modern bathroom
- Fantastic cul de sac location
- Heart of Stamford Green conservation area

This first floor maisonette with private South facing garden is located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common.

Rarely do these maisonettes come to the market and when they do they prove hugely desirable. We would expect interest from downsizers looking for a well proportioned property in a sought after location, young families looking for excellent school catchment, first time buyers wanting a great opportunity to own their first home, as well as investors looking for a good rental return and capital growth.

The property is situated within the heart of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 100 metres from the property is the picturesque green, duck pond and the Cricketers public house. With Epsom town centre and mainline railway station just a ten minute walk away, it is hard to imagine a better located maisonette.



The accommodation comprises of an enclosed porch, entrance hallway, a 20ft spacious dual aspect living/dining room, a modern fitted kitchen, two generously proportioned double bedrooms and a modern white bathroom suite. In addition to this there is also a very useful private loft space.

The private rear garden is an excellent additional feature to the property and enjoys a great degree of privacy as well as the most sought after of aspects. It can be accessed from the gated side access and has a central lawned area with separate patio.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools

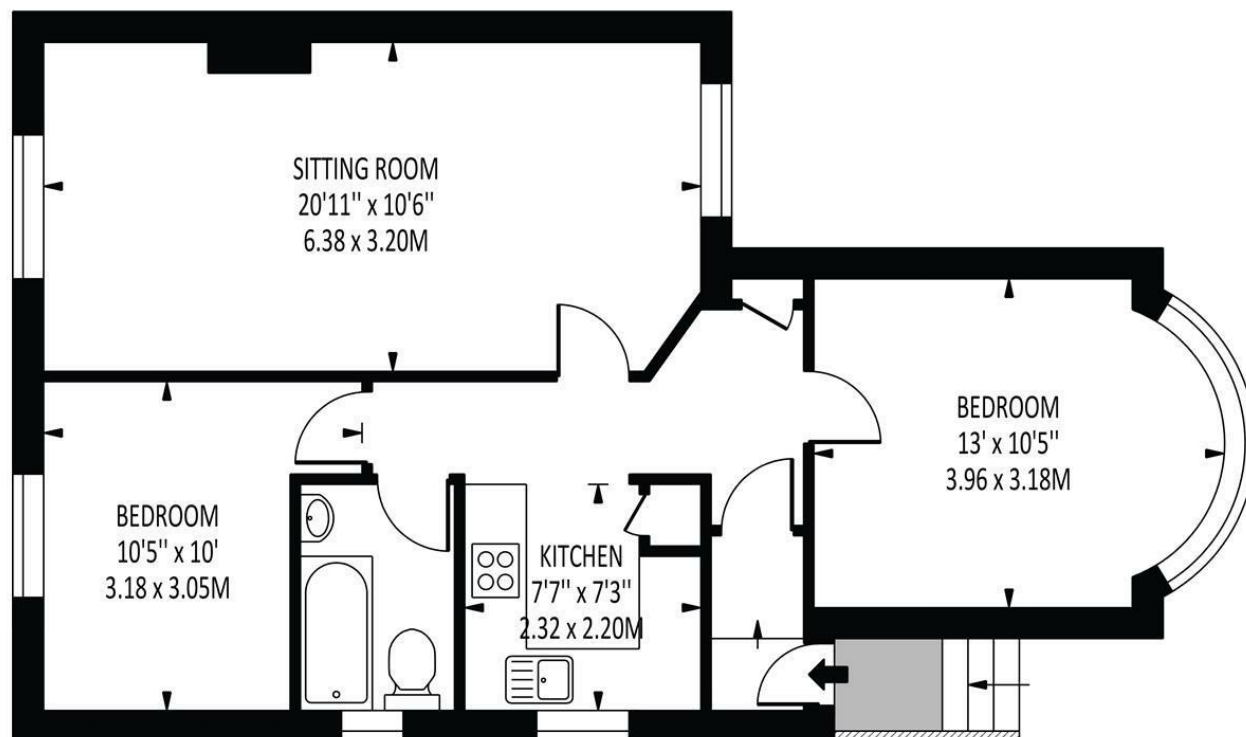
for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 930
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - N/A
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







FIRST 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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