



Willis Close, Epsom

The **PERSONAL** Agent



# Guide Price £350,000

## Leasehold - Share of Freehold

- No ongoing chain
- Ground floor maisonette
- Two well proportioned bedrooms
- Lounge/diner with doors to garden
- Separate fitted kitchen
- Garage to rear with residents parking
- South/Westerly private garden
- Popular Cul-de sac
- Walk to High Street & Station
- Heart of Conservation Area

Offered to the market with no ongoing chain, this ground floor maisonette benefits from a South/West facing private garden and garage, as well as being located within the highly desirable Stamford Green conservation area on the periphery of Epsom Common.

Rarely do these ground floor maisonettes come to the market, and when they do they prove hugely desirable. Therefore, 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 and with Epsom town centre and railway station just a ten minute walk away it is hard to imagine a better located maisonette.

Having been recently re-decorated throughout, this home is ready to just move straight in, with the accommodation comprising of a spacious living/dining room with direct access to the South/Westerly facing rear garden, separate fitted kitchen, two well proportioned bedrooms, the principal with built in wardrobe, and a white bathroom suite.

The private rear garden is an excellent additional feature to the property and enjoys a great degree of privacy. It can be accessed from the living room as well as gated rear access and has been professionally landscaped for easy maintenance.

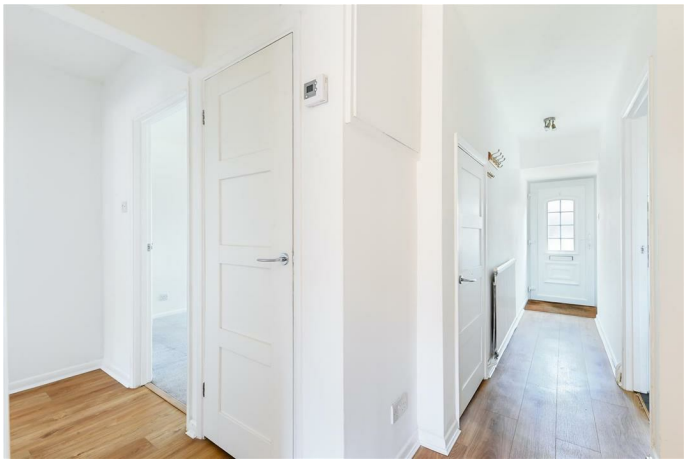
There is private off street residents parking at the side of the property that is on a first come, first served basis as well as a private garage to the rear and further on street residents parking, adding to the desirability of this maisonette.

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.

Share of freehold with a remaining lease of - 96 years  
Service Charge - £50pcm

Under Section 21 of The Estate Agents Act 1979, we are required to disclose that the owner of this property is an employee of The Personal Agent Ltd.







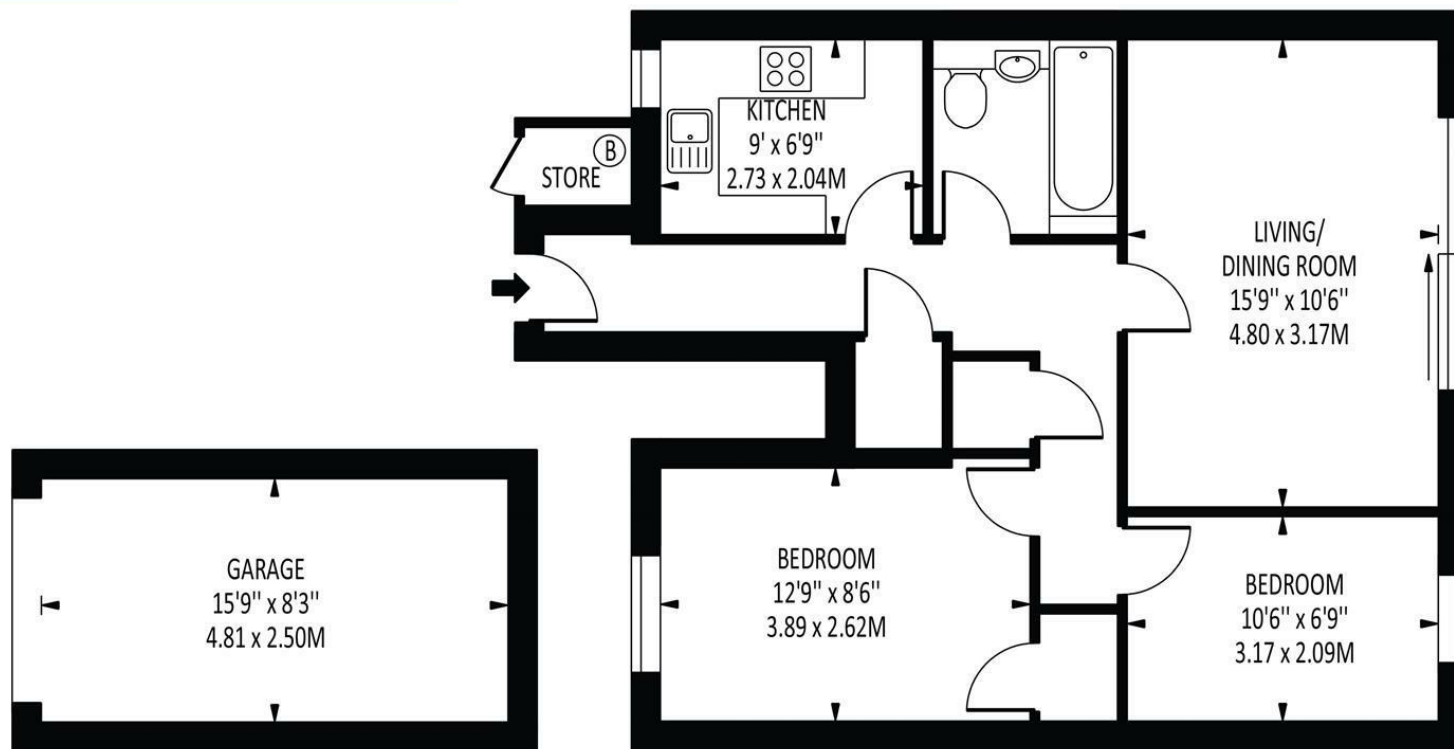


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## Willis Close

Total Area: 715 SQ FT • 66.43 SQ M  
(Including Garage & Excluding Store)  
Garage Area : 129 SQ FT • 12.03 SQ M



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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

### EPSOM OFFICE

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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 OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW

01372 726 666

The  
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Agent

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



