



Willis Close, Epsom

The **PERSONAL** Agent

# Guide Price £385,000

## Leasehold

- No ongoing chain
- Private South facing rear garden
- First floor maisonette
- Garage in nearby block
- Two double bedrooms
- 21ft living/dining room
- Modern fitted kitchen
- Modern bathroom
- Fantastic cul de sac location
- Heart of Stamford Green conservation area



Offered with no ongoing chain, this first floor maisonette with a garage and a 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

21ft spacious dual aspect living/dining room, a modern fitted kitchen with stone worktops, 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. There is a garage that is situated within a small block just 50 metres from the property which adds 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

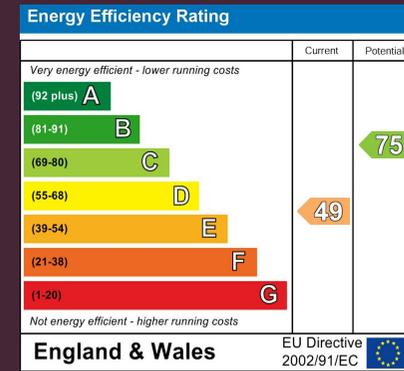
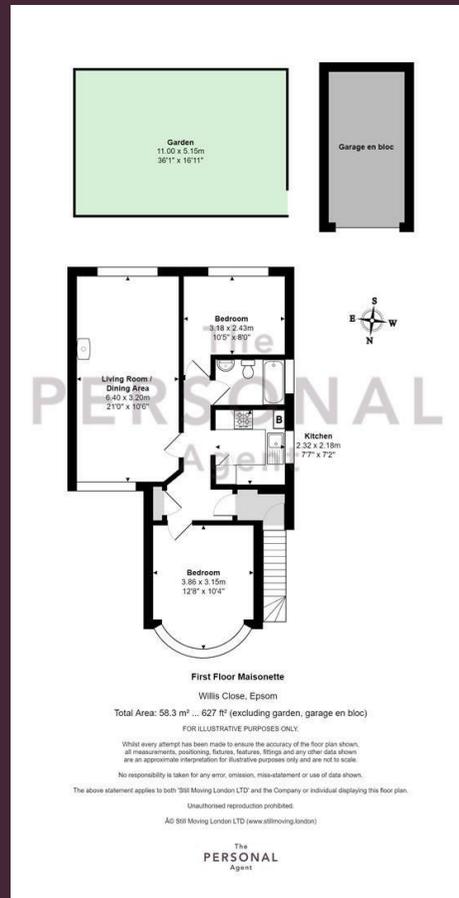
9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 934  
Annual ground rent amount (£) - 12.00  
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.







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