



Willis Close, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Ground floor maisonette
- Private South facing rear garden
- Private driveway & garage/store
- Two double bedrooms
- Living/dining room
- Practical home office/study
- Easy walk to Town & Station
- Fantastic cul-de-sac location
- Heart of Stamford Green
- Conservation area



This ground floor maisonette with private driveway, garage and South facing garden is 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. 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.

The accommodation comprises of a spacious dual aspect living/dining room

with direct access to the southerly facing rear garden, fitted kitchen with side access, two generously proportioned double bedrooms, the master with built-in wardrobes, and a modern white bathroom suite.

A truly practical and stand out feature is the home office/study, which the current owners have created by sub-dividing the garage space following a professional conversion.

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 side access and has a substantial lawned area with separate patio.

There is a private driveway to the side of the property as well as a garage/store, further 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.

Tenure - Leasehold
Length of lease (years remaining) - 930
Annual ground rent amount (£) - 10.00
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.







Willis Close, Epsom
 Total Area: 70.1 m² ... 755 ft² (excluding garden, driveway)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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