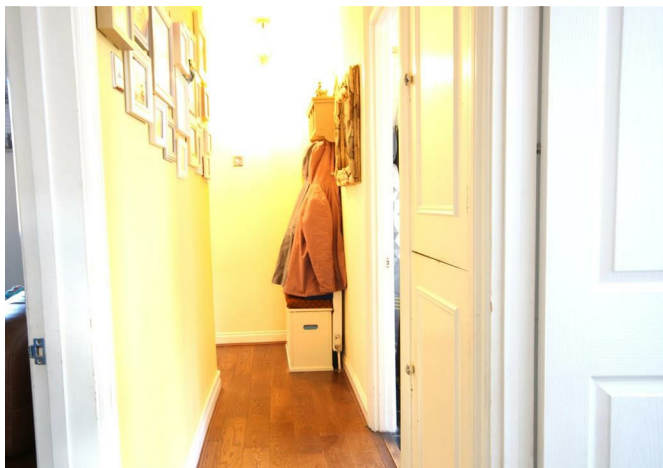




9 Willis Close, Epsom, Surrey, KT18 7SS

Price Guide £400,000



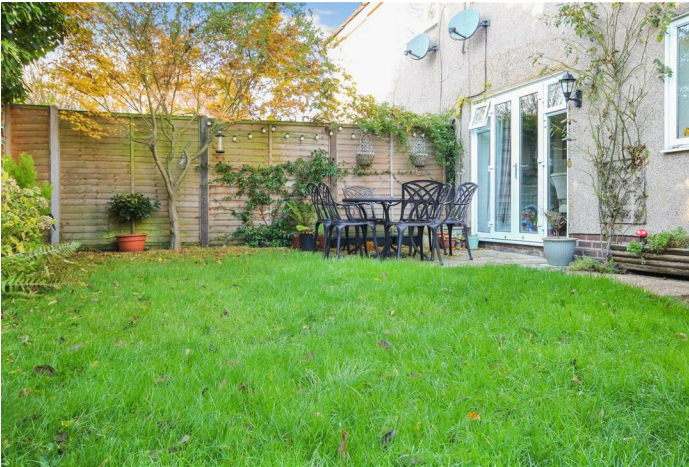
- GROUND FLOOR MASSIONETTE
- BRIGHT LIVING/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- STUDY TO REAR OF GARAGE
- STORAGE GARAGE
- PRIVATE ENCLOSED GARDEN
- CUL-DE-SAC
- VIEWING RECCOMENDED

Description

This spacious ground floor maisonette is set within a cul-de-sac in a sought after part of Epsom, a short walk from open common land in one direction and Epsom town a slightly longer walk away in the opposite direction.

A path across the front garden leads to the front door and into the hallway. The living/dining room enjoys a dual aspect with patio doors onto the neat garden. The kitchen features a range of wall and base units with space for oven, washing machine, fridge freezer and an integrated hob, a side door leads to the study and garage. The master bedroom features a bay window and a range of fitted wardrobes. Bedroom two is also double in size with ample room for freestanding furniture. Both bedrooms are served by a family bathroom with over bath shower.

Outside. A study has been created at the rear of the garage with underfloor heating and insulated roof, a window and door provide natural light. The front of the garage has been converted in a good size store area, featuring an electric garage door. A lawned, enclosed rear garden complements the property and enjoys a patio, pretty flower boxes and a side gate for ease.



Situation

The property is situated within the popular Stamford Green Conservation area. The town centre of Epsom is only a short walk away and offers a wide range of facilities including shopping, theatre and cinema. Leisure pursuits are well catered for with a choice of well-known Health Clubs on offer locally.

The famous Epsom Downs Racecourse and the surrounding Green Belt, offer walks and bridleways ideal for the riding and walking enthusiast. The RAC Golf & Country Club, Epsom Golf Club and the championship course at Walton Heath are available for the keen golfer.

Locally there is a good choice of schooling including Stamford Green, Rosebery for Girls, Glyn for Boys and Blenheim, to name but a few. Epsom College and the City of London Freeman's in nearby Ashted are also sought after in the local area.

The M25 at Junction 9 gives access to both Heathrow and Gatwick airports. Epsom's popular commuter Station is also within walking distance.

Tenure	Leasehold
EPC	D D
Council Tax Band	D
Lease	934 YEARS REMAINING
Service Charge	£0
Ground Rent	£10 PER ANNUM



Willis Close, Epsom

Total Area: 70.1 m² ... 755 ft² (excluding garden, driveway)

FOR ILLUSTRATIVE PURPOSES ONLY.

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