



Willis Close, Epsom, KT18 7SS

Guide price

£325,000

Leasehold - share of freehold

Ground floor maisonette

Two well proportioned bedrooms

Lounge/diner with doors to garden

Fitted kitchen

White bathroom suite

Garage to rear with private parking

South/Westerly private garden

Popular Cul-de sac

Walk to High Street & Station

Heart of Conservation Area

This ground floor maisonette with South/West facing private garden and garage 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 Ashtead Common. Approximately 100 meters 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 living/dining room with direct access to the South/Westerly facing rear garden, fitted kitchen, two well proportioned bedrooms, the master 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 a lawned area with a separate patio and a garden shed.

There is a recently replaced front door, private off street parking at the side of the property as well as a garage to the rear, 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.







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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 any 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.



