



Collier Close, Epsom

£335,000

- Ground Floor
- Two Double Bedrooms
- Modern kitchen
- Large Reception room
- Utility Area
- Storage Space
- Private Garden
- Backs Onto Horton Park



Situated in a quiet Cul de Sac is this well presented 2 bedroom ground floor maisonette finished to excellent decorative order.

The property offers a large living area with sliding doors accessing the rear. Leading on from the living area is the newly done kitchen with integrated fridge/freezer and dishwasher which gives the property a nice open plan flow.

The property offers two sizeable double bedrooms, complete with a modern well presented family bathroom. This ground floor maisonette is perfect for a couple or family looking for a home that is ready to

move into.

New flooring has been fitted throughout and separate utility area has been created, as well as an insulated storage space to allow for extra space.

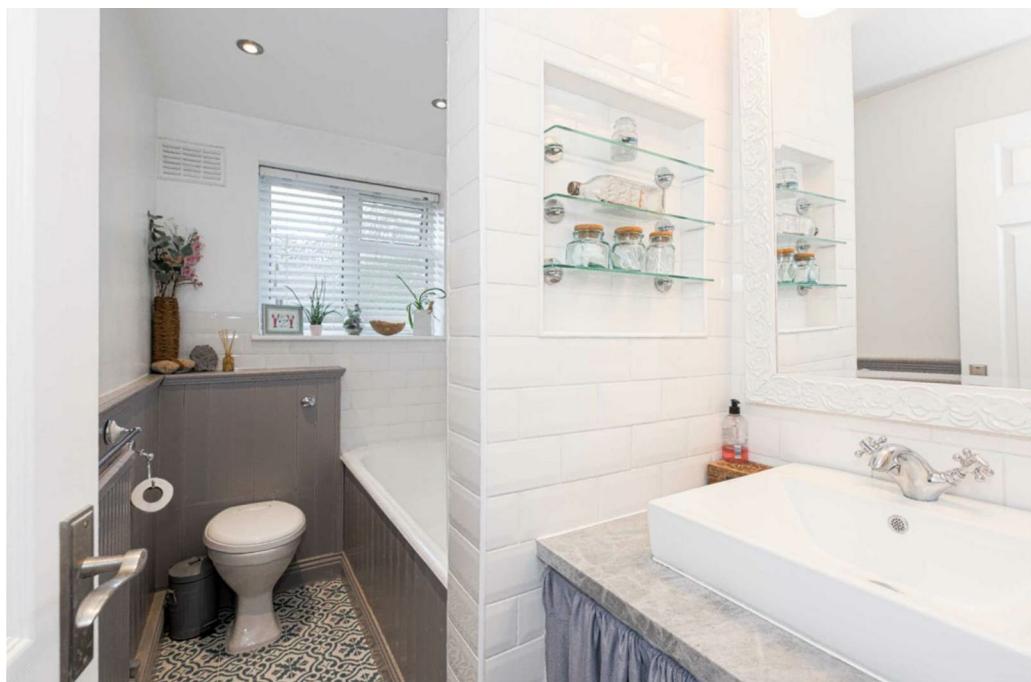
Lastly a key selling point of this amazing property is that it backs onto Horton park allowing access to Horton golf course.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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