



**14b Willis Close, Epsom, KT18 7SS**  
**Guide price £340,000**

 **2**  **1**  **1**  **C**



## NO ONWARD CHAIN AND A SHARE OF THE FREEHOLD

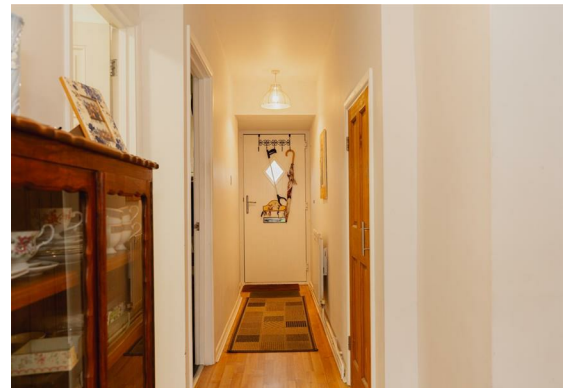
An extremely sought after ground floor maisonette with direct access to a private garden and a garage en bloc, adjacent to the beautiful Stamford Green Conservation Area and a comfortable walking distance from the Town Centre and the Mainline Train Station.

Accommodation includes a good size entrance hallway with two fitted storage cupboards, a fitted kitchen/breakfast room, two good size bedrooms with fitted wardrobes to the principle, a modern fitted bathroom with plenty of natural light and a living/dining room with sliding patio doors to the private garden.

Further noteworthy benefits include a quiet cul de sac location, two cosy local pubs, stunning walks over Epsom Common and the Stew Ponds, a well connected road network including access to the A3, A24, A217, A243 and Junction 9 of the M25. The Town Centre boasts plenty of restaurants, coffee houses, gyms, a cinema, ample dentists, doctors, social clubs and a good selection of both state and public schools.









Ground Floor Maisonette

Willis Close, Epsom

Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup> (excluding garden, garage en bloc)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

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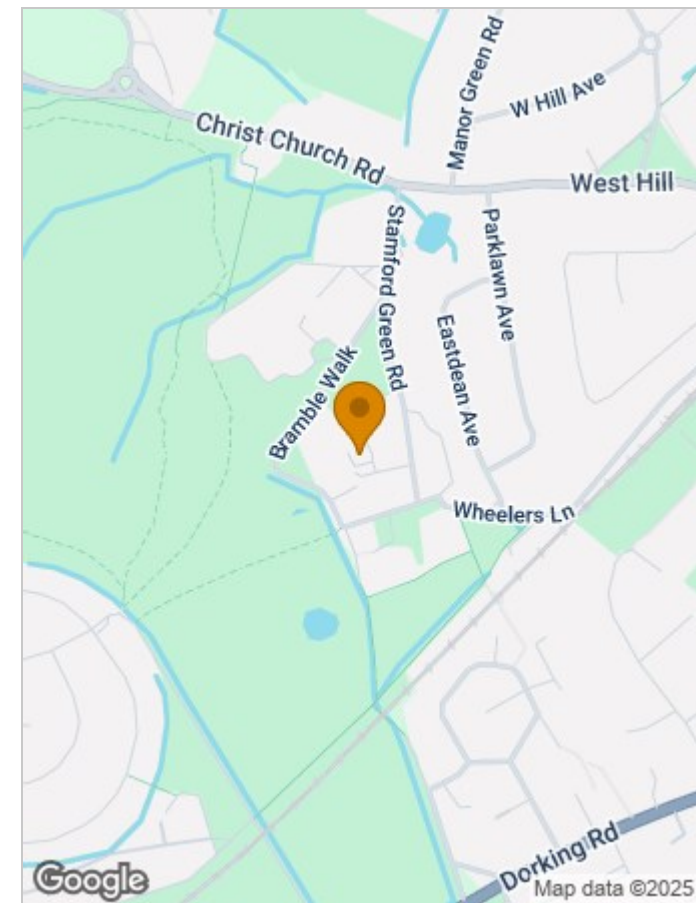
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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