



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



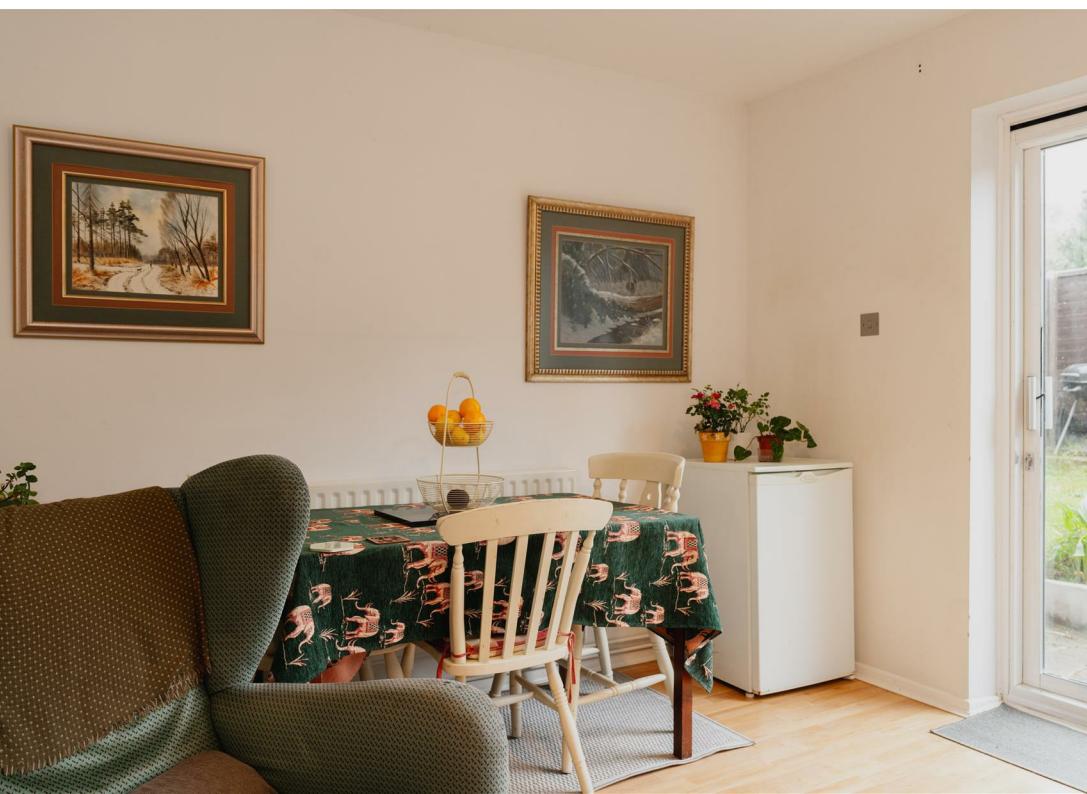
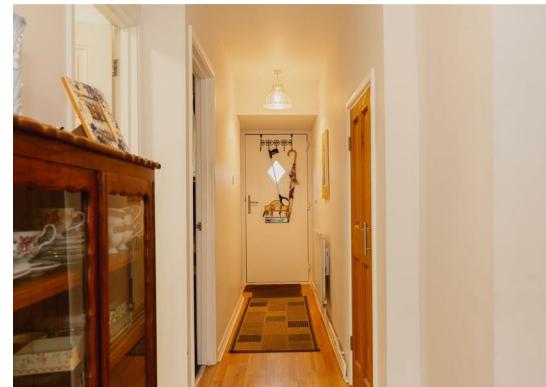
NO ONWARD CHAIN AND A SHARE OF THE FREEHOLD

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.







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.

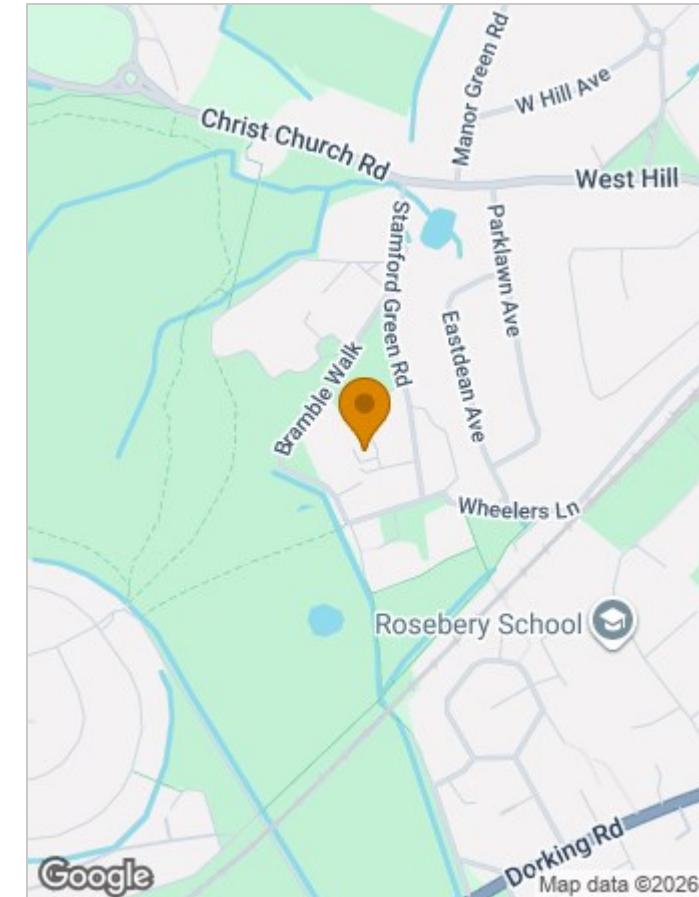
No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both Still Moving London LTD and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

**Mark Coys**  
GUIDING YOU HOME



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

## Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01372 303703

Email: [guide@markcoys.co.uk](mailto:guide@markcoys.co.uk)