



Collier Close, KT19

A well-presented first floor two bedroom maisonette with garden

ESTATE & AGENT

— Tailored, local and personal —

Collier Close, Epsom, KT19 (Leasehold) Offers Over £325,000

Overview

We are delighted to offer to the market this very well presented two double bedroom first floor maisonette.

Occupying a cul-de-sac location the property enjoys a pleasant situation with its own private back garden, backing onto Horton Country Park – perfect for enjoying nature and relaxing walks.

The spacious and welcoming accommodation briefly comprises; entrance with stairs to first floor, landing area with loft access, partly boarded for extra storage, an impressive open-plan kitchen/diner and reception room with modern fitted units and oak flooring, two generous double bedrooms with built in cupboards, a bathroom/w.c. with a modern white three piece suite.

The property benefits from gas fired central heating via a combination boiler and upvc double glazing throughout.

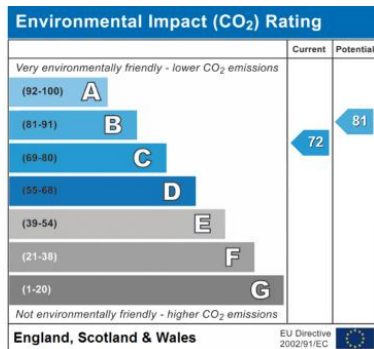
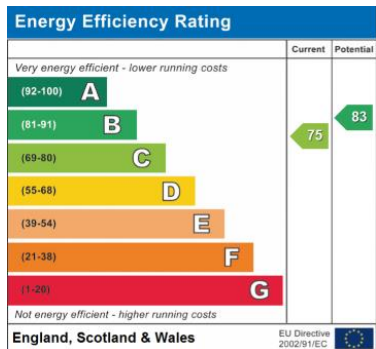
Externally the property enjoys a good sized private rear garden, a front garden area that the vendor has advised has the potential for off-street parking for up to two cars (STPP/consents), outhouse providing ideal storage and on street parking is available.

Collier Close is conveniently located providing easy access to the A3 and M25, ideal for commuting.

All in all, this is a fantastic maisonette ready to move in and enjoy straight away with viewing coming highly recommended. The vendor has advised that there are 94 years remaining on the lease with a ground rent of £94.00 per quarter. EPC C. **Offers Over £325,000** are invited.

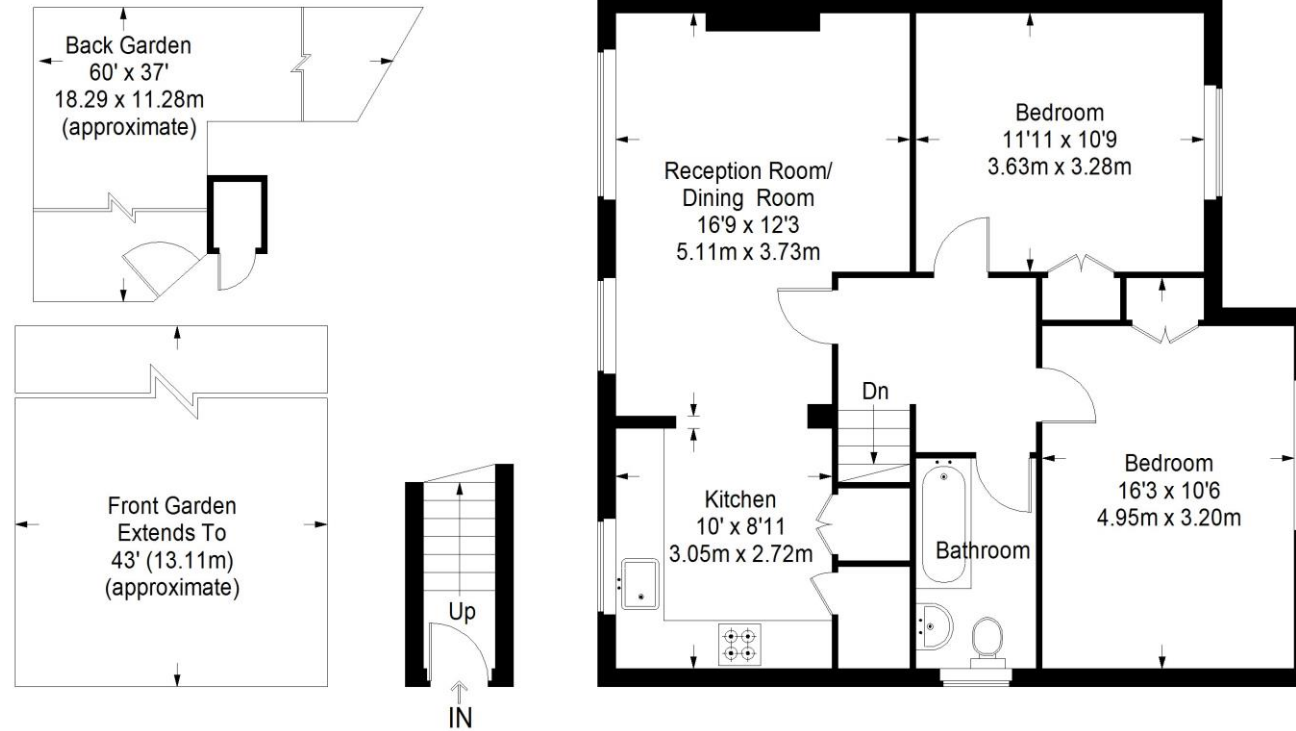


- Impressive open-plan kitchen and reception
- Modern bathroom
- Good sized private rear garden
- Two double bedrooms
- Upvc double glazing
- Combi-boiler
- Cul-de-Sac location
- Well-presented throughout
- Outhouse/storage
- Close to Horton Country Park



Colliers Close

Viewing strictly by
appointment via
Estate and Agent



Ground Floor
Entrance = 26 sq ft

First Floor = 721 sq ft

Approximate Gross Internal Area
GROUND FLOOR ENTRANCE = 26 sq ft / 2.42 sq m
FIRST FLOOR = 721 sq ft / 66.98 sq m
Total = 747 sq ft / 69.40 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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