



Collier Close, Epsom KT19 9JQ

welcome to

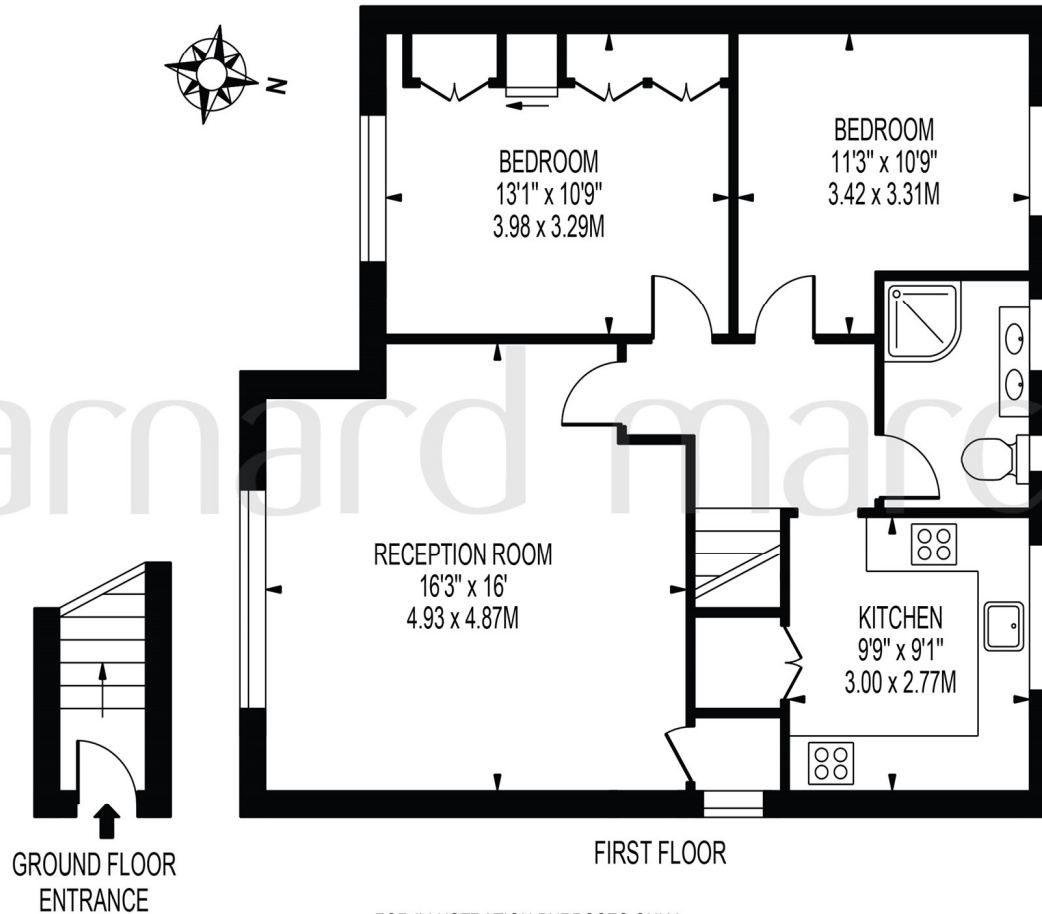
Collier Close, Epsom

A two double bedroom first floor maisonette which has been recently renovated offering two double bedrooms, private garden, off street parking and summer house.



COLLIER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus are delighted to welcome to the market this beautifully presented two double bedroom first floor maisonette. Having been fully refurbished by the current owners this home is perfectly ready to move into offering two generous double bedrooms with built in wardrobes, a sizeable and bright living room with built in media wall, modern bathroom and a separate kitchen with ample storage space and built in cupboards. This super property also benefits from a private garden, off street parking and a summer house for storage or a working from home space.

Collier Close is conveniently placed for all of your travel needs with a variety of Train Station's offering easy access to Wimbledon, Clapham Junction, London Waterloo & London Victoria. There are also a number of bus routes which allow access to Kingston via the A3 and Epsom via the A240. A range of excellent schools can be found locally as well as a number of convenient shops nearby.

welcome to

Collier Close, Epsom

- First Floor Maisonette
- Two Double Bedrooms
- Recently Renovated
- Private Garden
- Off Street Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



view this property online [barnardmarcus.co.uk/Property/EWE106618](https://www.barnardmarcus.co.uk/Property/EWE106618)



Property Ref:
EWE106618 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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