



Collier Close, Epsom KT19 9JQ

welcome to

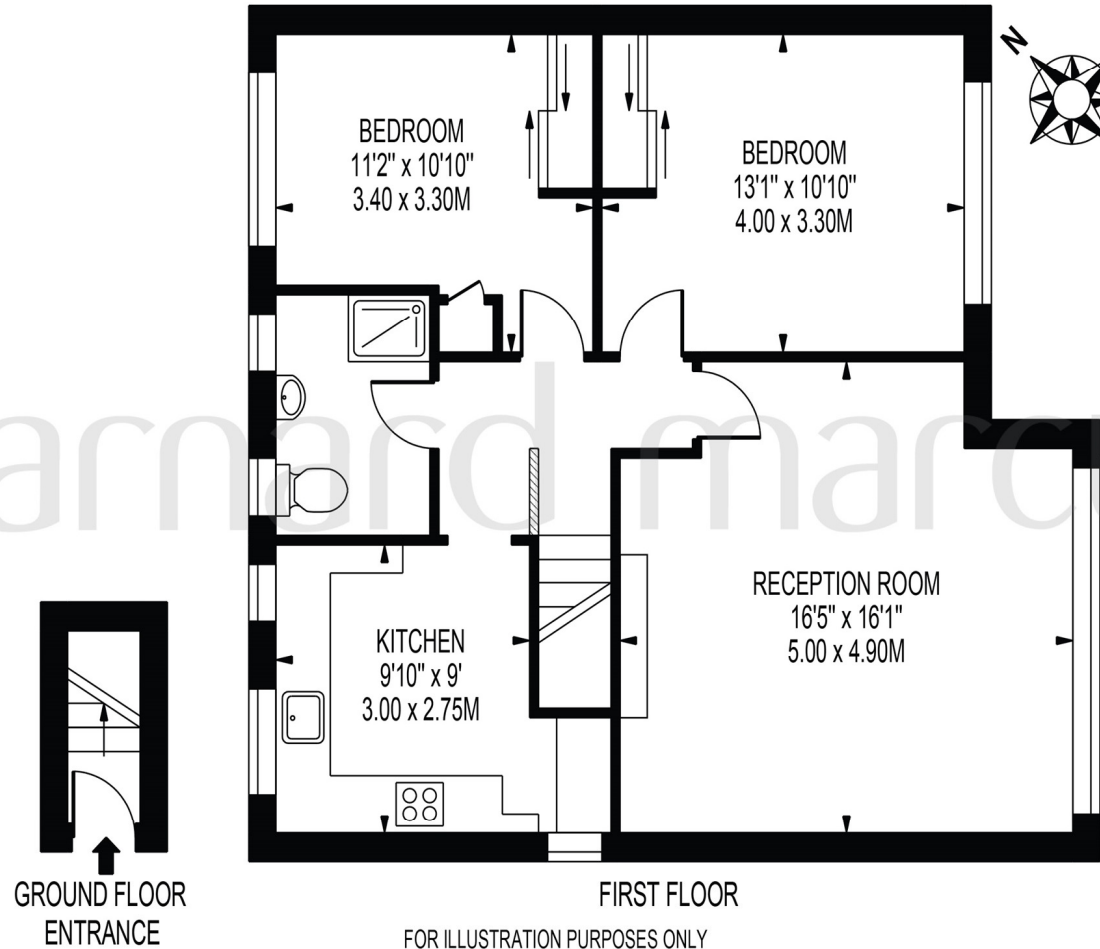
Collier Close, Epsom

A Bright, Spacious & Well Located Two Bedroom First Floor Maisonette



COLLIER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 748 SQ FT - 69.48 SQ M



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.
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Situated in the sought-after Collier Close, this spacious first-floor maisonette offers an excellent blend of comfort, convenience, and outdoor living. Boasting approximately 748 sq ft of internal space, the property is well-presented throughout and ready to move straight into.

The layout features a bright and airy 16'5" x 16'1" reception room, a modern 9'10" x 9' kitchen complete with a useful pantry, and two well-proportioned bedrooms - both benefiting from fitted wardrobes, with the master bedroom featuring double built-in wardrobe space and measuring an impressive 13'1" x 10'10". A well-maintained bathroom completes the accommodation.

Additional highlights include double glazing, central heating via a combi boiler, and cavity wall insulation for added comfort and efficiency. The part-boarded loft offers excellent storage and potential for extension (subject to planning permission), making this a home that can grow with you.

Externally, the property enjoys a private rear garden ideal for relaxing or entertaining, as well as a private covered parking space. Its elevated position offers privacy while still allowing for easy access via its own ground-floor entrance.

The location is a real highlight - offering excellent transport links with nearby train stations connecting to London with ease. A wealth of good schools, local amenities, and bus routes are easy reach, making this property an ideal choice for professionals, couple or young families alike.

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- Scope To Extend Further (STPP)
- Private Covered Parking
- Large Private Rear Garden
- The Property Is Being Sold Chain Free
- Close To Transport Links Connecting London With Ease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 966.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107071



Property Ref:
EWE107071 - 0011

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