



**25 Willis Close, Epsom, KT18 7SS**

**Asking Price £350,000 Leasehold**



A ground floor maisonette with private garden, requiring refurbishment and redecoration set in a popular cul de sac within the Stamford Green Conservation Area.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

- Ground Floor Maisonette • 2 Double Bedrooms • Private Garden • Superb Location • Easy Walk to Town & Station • Long Lease • Great School Catchments • Garage

**Parry & Drewett Estate Agents** 21 High Street, New Malden, Surrey, KT3 4BY

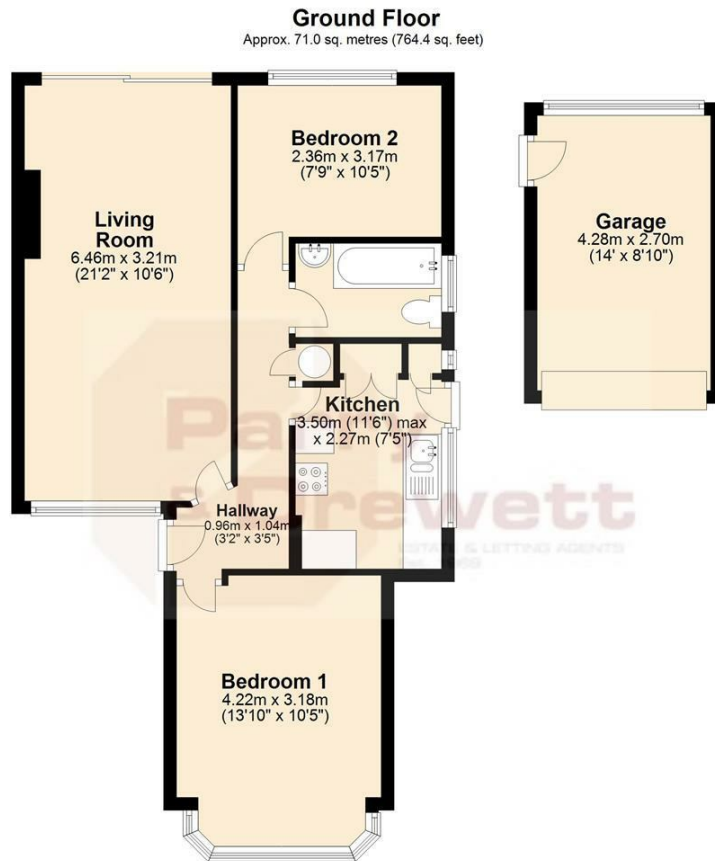
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Total area: approx. 71.0 sq. metres (764.4 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.



Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

EPC Rating: Certificate awaited TBC.

Council Tax Band: D (Epsom and Ewell Council)

Lease: 999 years from 24/06/1957. Years remaining 943.

Ground Rent: £10.00 per annum.

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