



Collier Close, Epsom

Guide Price £365,000



Collier Close

Epsom

Well-presented two-bedroom first-floor maisonette with long lease, low charges, private garden, parking, modern kitchen, built-in storage, and excellent transport links. Ideal for buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor Maisonette
- Good Size Private Garden With Brick Built Shed
- Popular Location
- Extended Long Lease
- Low Service Charges
- Bright Reception
- Well Appointed Kitchen With Pantry
- Two Double Bedrooms With Built In Wardrobes
- Private Covered Off Street Parking
- Double Glazing, Cavity Wall Insulation & Combi Boiler

This well-presented two-bedroom, first-floor maisonette provides an excellent opportunity for buyers looking for a comfortable home in a convenient location. Set within a popular residential area, the property boasts an extended long lease and low service charges, making it an appealing choice for both first-time buyers and investors. Upon entry, you are welcomed by a bright and spacious reception room filled with natural light. This inviting area is perfect for relaxing or entertaining, offering ample space for both seating and dining. The well-designed kitchen features modern cabinetry, generous worktop space, and a handy pantry for additional storage.

Both bedrooms are well-proportioned doubles, each benefiting from built-in wardrobes that offer excellent storage solutions. A spacious, partially boarded loft with lighting offers additional storage. Completing the accommodation is a practical shower room, with shower cubicle, wash basin and W.C., suited to everyday use.

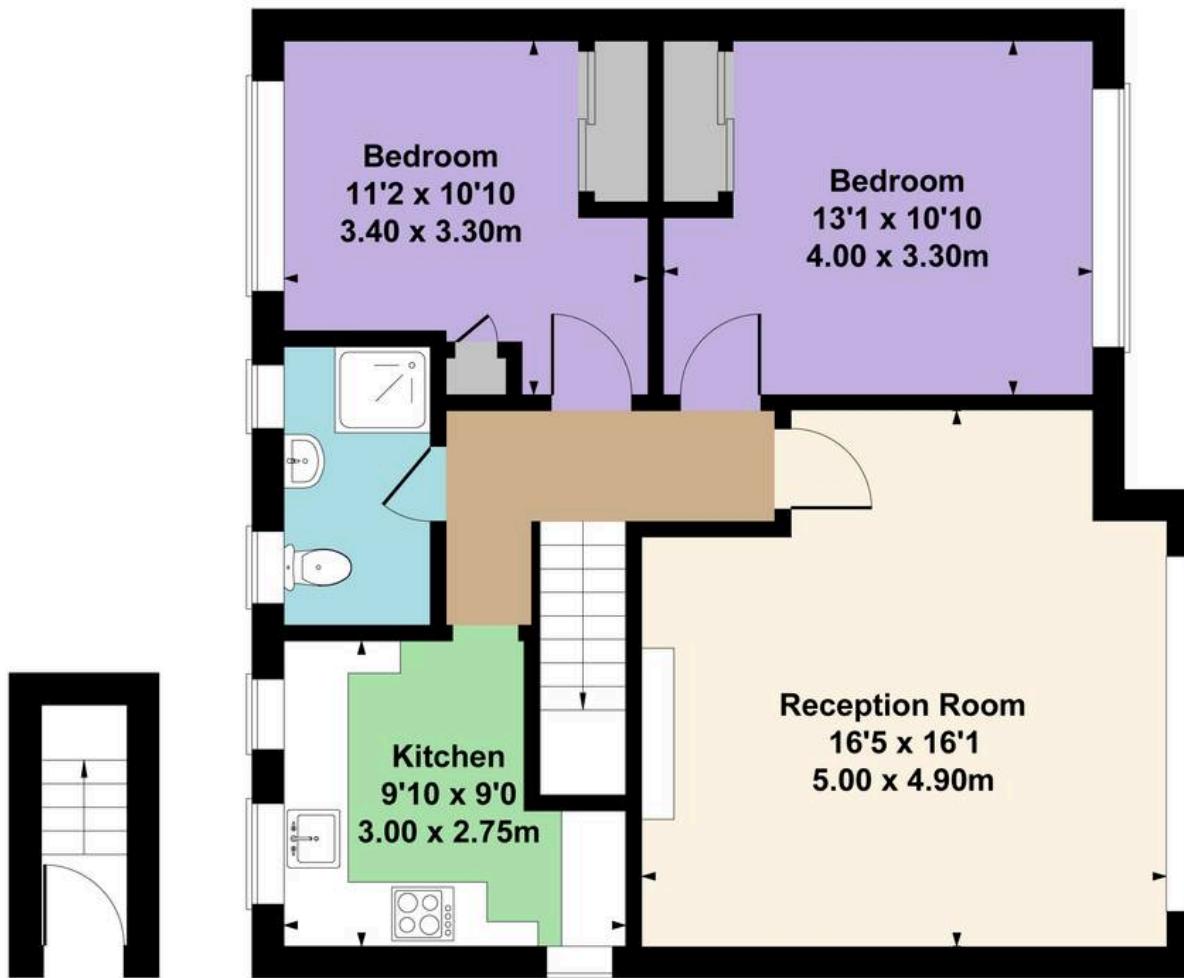
The property has been upgraded with double glazing throughout, cavity wall insulation, and gas central heating via a combi boiler, ensuring year-round comfort and energy efficiency while helping to keep running costs low.

Further enhancing its appeal, the maisonette includes a good-sized private garden with a patio area and a brick-built shed with power, providing useful storage for personal items or hobbies. In addition, a covered off-street parking space offers sheltered convenience for your vehicle.

The location is highly desirable, with excellent amenities, transport links, and reputable schools close by. Residents enjoy easy access to local shops and public transport, making commuting and day-to-day activities effortless.

Early viewing is strongly recommended to fully appreciate everything this property has to offer.

Approximate Gross Internal Area
House 66.5 sq. m. (716 sq. ft.)
(Excluding Ground Floor)



Ground Floor

First Floor
Floor Area 66.5 sq.m. (716 sq.ft.) approx

Not to scale, for layout reference only. All measurements are approximate.
Produced by As Built Energy Surveys for Cairds Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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