



Jackie Quinn
estate agents

6 Willis Close, Epsom

Guide Price **£369,950**

This attractive first floor maisonette is ideally positioned just 0.7 miles from Epsom Station, providing excellent transport links and convenient access to a wide range of local amenities. Nestled close to the popular Cricketers pub and the open spaces of Epsom Common, the property enjoys a desirable balance of town and country living. Situated within the highly sought after Stamford Green area, the home offers beautifully presented accommodation, complemented by its own private garden. The property features two generously sized double bedrooms, a bright and spacious reception room, and a modern fitted kitchen and bathroom.

Benefitting from a share of the freehold, a long lease, and useful loft access, this delightful home offers an exceptional opportunity for first time buyers, downsizers, and investors alike. Approximate monthly rent achievable would be in the region of £1,750 per calendar month.

Set within the heart of the Stamford Green Conservation Area, the property is surrounded by the beautiful ancient woodland of Epsom Common, with an extensive network of bridleways and cycle paths leading to Horton Country Park and Ashted Common. The picturesque village green and duck pond are also just a short stroll away. The property is within catchment of some outstanding schools including Stamford Green Primary school and nursery & St Joseph's Catholic Primary School.

Despite its peaceful setting, Epsom town centre and railway station are within a ten minute walk, making this charming maisonette an excellent choice for those seeking both convenience and a tranquil lifestyle.

Other Information

Share of freehold

Ground rent £5 p/a

There is no service charge - TBC

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

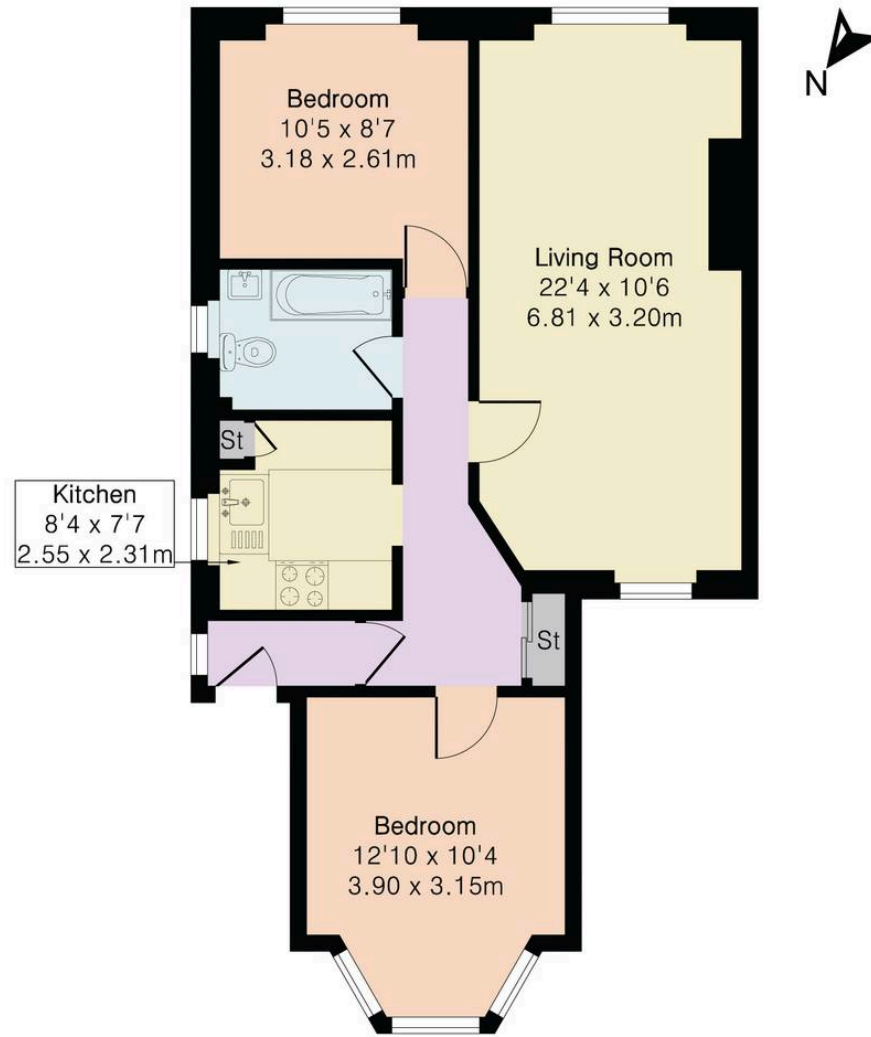
- Private garden
- Sought after Stamford Green area
- Two double bedrooms

- Close to Epsom station, town centre and Epsom Common's miles of glorious





Approximate Gross Internal Area 658 sq ft - 61.1446 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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