



barnard marcus

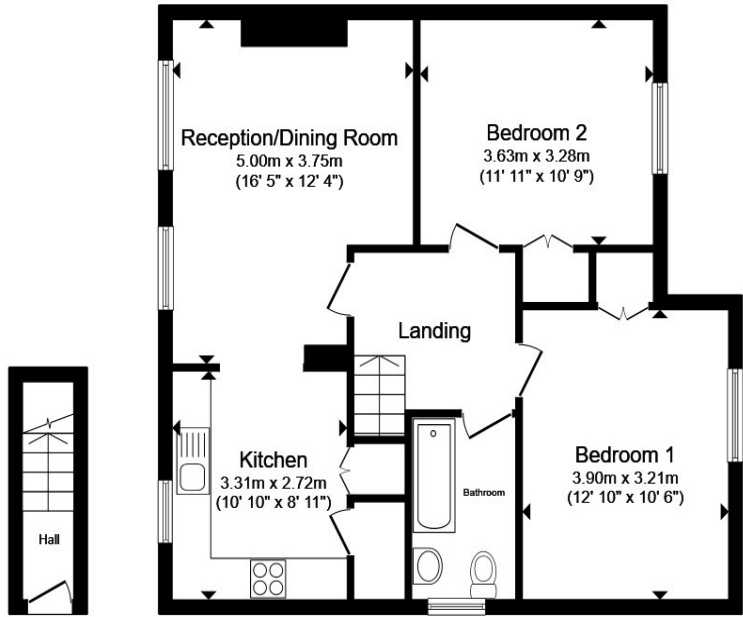
**Collier Close, Epsom KT19 9JG**

**welcome to**

**Collier Close, Epsom**

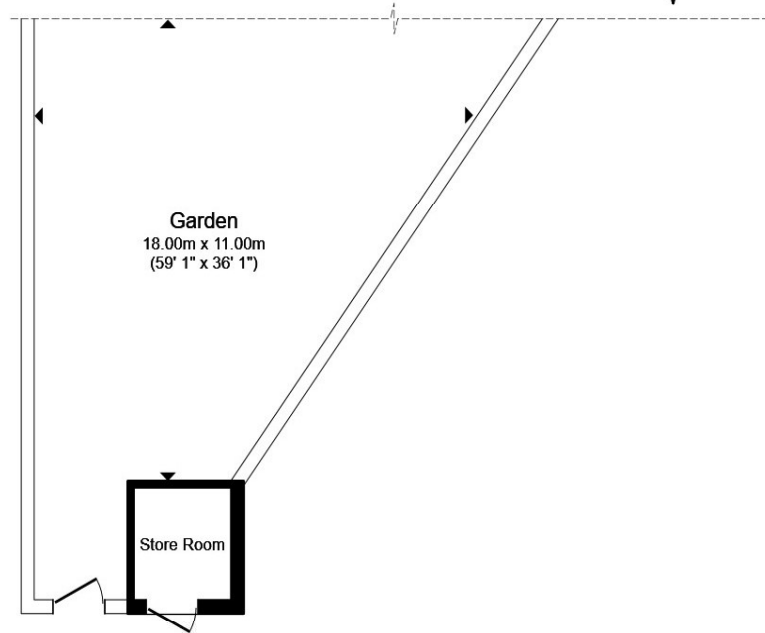
A beautifully renovated two double bedroom first floor maisonette, tucked away within a quiet cul-de-sac in Epsom, backing directly onto the stunning Horton Woodlands with a large private rear garden.





Ground Floor

First Floor



Outbuilding

Total floor area 72.8 m<sup>2</sup> (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Situated within the peaceful and highly regarded Collier Close in Epsom, this beautifully presented first floor maisonette offers stylish and spacious accommodation throughout and has been renovated to an exceptional standard by the current owners. Backing directly onto the picturesque Horton Woodlands, the property enjoys a wonderful sense of privacy and greenery, creating the perfect balance between convenience and tranquillity. Externally, the home benefits from a front garden area along with useful outside storage. Upon entering, stairs rise to a welcoming hallway which provides access to all rooms. The bright and airy living room is a fantastic entertaining space, flooded with natural light and enjoying attractive views over the rear garden and surrounding woodland. The modern fitted kitchen has been thoughtfully designed with contemporary finishes and ample storage, creating a practical yet stylish space. The property offers two generous double bedrooms alongside a well-appointed family bathroom. Presented in fantastic condition throughout, this truly is a turnkey home ready for immediate occupation. One of the standout features is the substantial private rear garden, offering excellent outdoor space rarely found with maisonettes and perfect for relaxing or entertaining during the warmer months. Collier Close is ideally positioned close to local amenities, well-regarded schools and excellent transport links. A must see property sure to impress a wide range of buyers.



welcome to

## Collier Close, Epsom

- First floor two bedroom maisonette
- Quiet cul-de-sac location in Epsom
- Backing directly onto Horton Woodlands
- Renovated to a high standard throughout.
- Large private rear garden (approx 60ft x 36ft) with complete seclusion by backing straight onto the Horton woodlands.

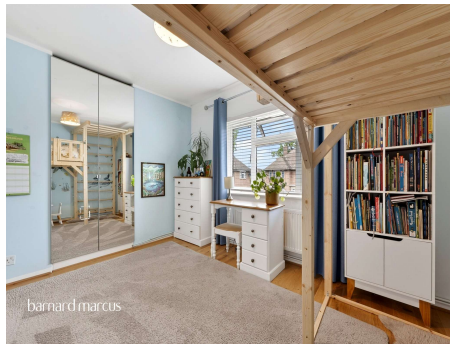
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 600.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £385,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE107112](https://www.barnardmarcus.co.uk/Property/EWE107112)



Property Ref:  
EWE107112 - 0005

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