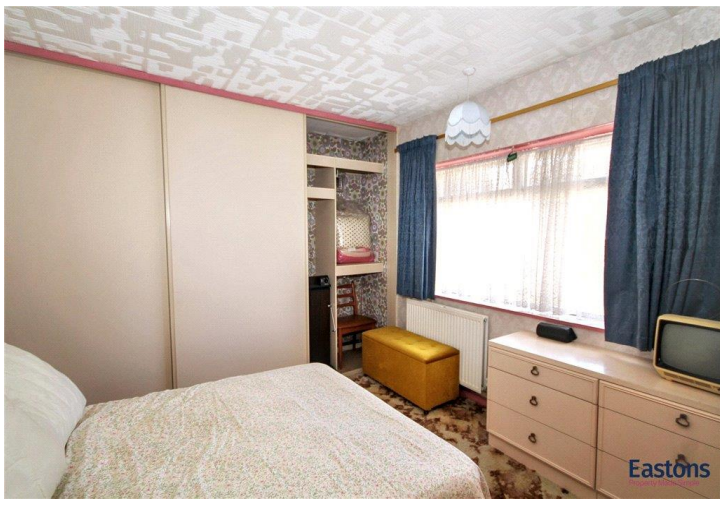














£269,000

@eastons

Leasehold

Eastons
Property Made Simple





Address 16 Collier Close, Epsom, Surrey, KT19 9JG

Description

- Two Bedroom Maisonette
- First Floor
- Requiring Modernisation
- Garage and Off Street Parking
- Rear Garden
- No On Going Chain
- EPC Rating E
- Council Tax Band C - Epsom & Ewell

A Hidden Gem Ready for Revival - and a fantastic renovation opportunity awaits

This generously proportioned two-bedroom first floor maisonette for sale is offering excellent potential for a complete refurbishment throughout.

This spacious property is not for the faint-hearted and requires a full programme of renovation, including a new kitchen, bathroom, ceilings, walls, flooring, decoration and general modernisation throughout. However, for the right buyer, it presents a fantastic opportunity to create a superb home tailored to their own tastes and requirements.

Externally, the property benefits from a substantial rear garden which has become heavily overgrown and will require significant clearance and landscaping. Further advantages include two garages and off-street parking, providing valuable storage and parking options rarely found with similar properties.

Ideal for builders, developers, investors or ambitious renovators looking for a rewarding project, this property offers generous accommodation, excellent outside space and huge scope to add value.

Viewing is recommended for those seeking a genuine refurbishment opportunity with tremendous potential.

No onward chain

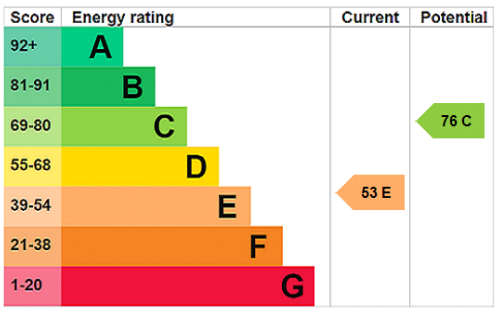
Location

West Ewell is located just outside Ewell Village and benefits from having its own railway station with direct access to Waterloo in around 30 minutes.

There is a good selection of schools nearby catering for all ages, and 400acre Horton park country club is also within close proximity. There are the restaurants and bars of Epsom and Ewell nearby as well.

Viewing Information

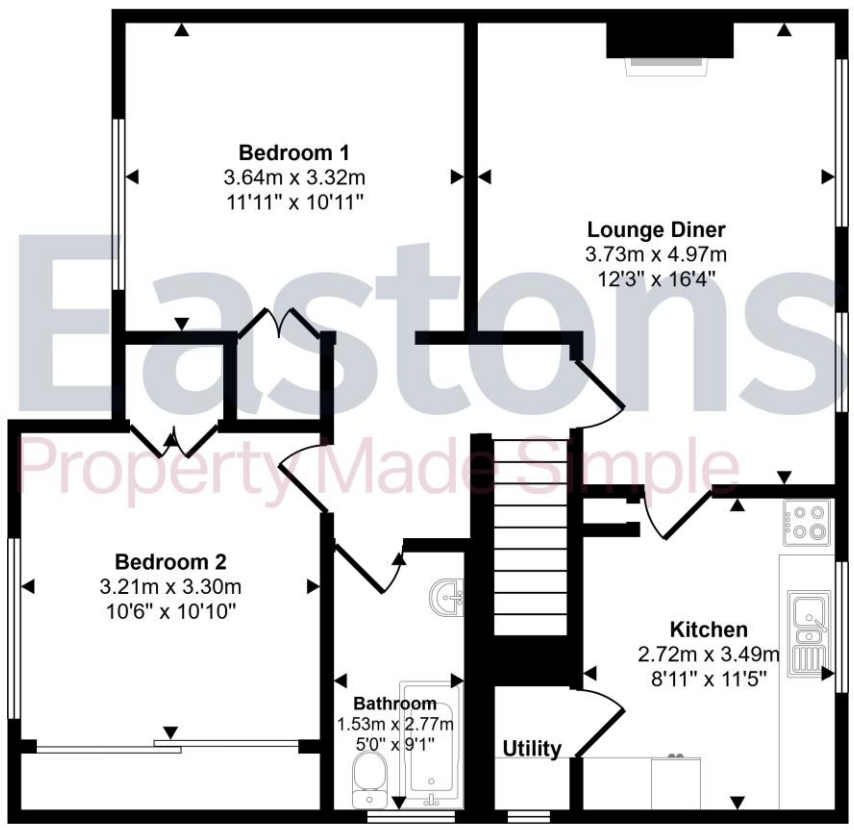
View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk







Approx Gross Internal Area
70 sq m / 753 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety