# Merland Rise, Epsom

The PERSONAL Agent

# Asking Price £750,000

## Freehold

- Three generous bedrooms
- Contemporary open planned kitchen/ diner with bi folding doors leading to a large patio
- Spacious sitting room with feature open fire place
- 0.25 acre plot with future development potential
- Modern family bathroom
- Downstairs cloakroom
- Ample amount of off street parking
- Within close proximity of an array of excellent local schools
- Easy reach of Tattenham Corner station

Positioned within this leafy tree lined road and within moments of Epsom Downs is this beautifully presented family home. Renovated and extended by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

This exceptional Mock Tudor semi detached family home has been thoughtfully extended and beautifully renovated by the current owners, creating an impressive blend of period charm and contemporary design. The home offers expansive open plan living spaces, perfectly suited to modern family life and elegant entertaining.

Immaculately presented throughout, the property combines character features with high quality modern finishes to create a stylish yet welcoming atmosphere. At the heart of the home is a stunning open plan kitchen/dining space, flooded with natural light and featuring striking bi folding doors that open seamlessly onto a generous patio terrace, ideal for indoor/ outdoor living and entertaining.

Set within an impressive plot of approximately 0.25 acres, the beautifully proportioned rear garden extends to over 250 ft, offering exceptional outdoor space, privacy, and significant potential for future development or enhancement, subject to the necessary planning permissions.

The property is within walking distance of Tattenham Corner with it's variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively) the open spaces of Epsom Downs are in close proximity as are a wise variety of well-respected local schools.

Tenure: Freehold
Council Tax Band: E

NOTE: Under Section 21 of the Estate Agents Act 1979, we are required to disclose that the vendor of this property has a personal interest in this estate agency and is a relation or employee of The Personal Agent.

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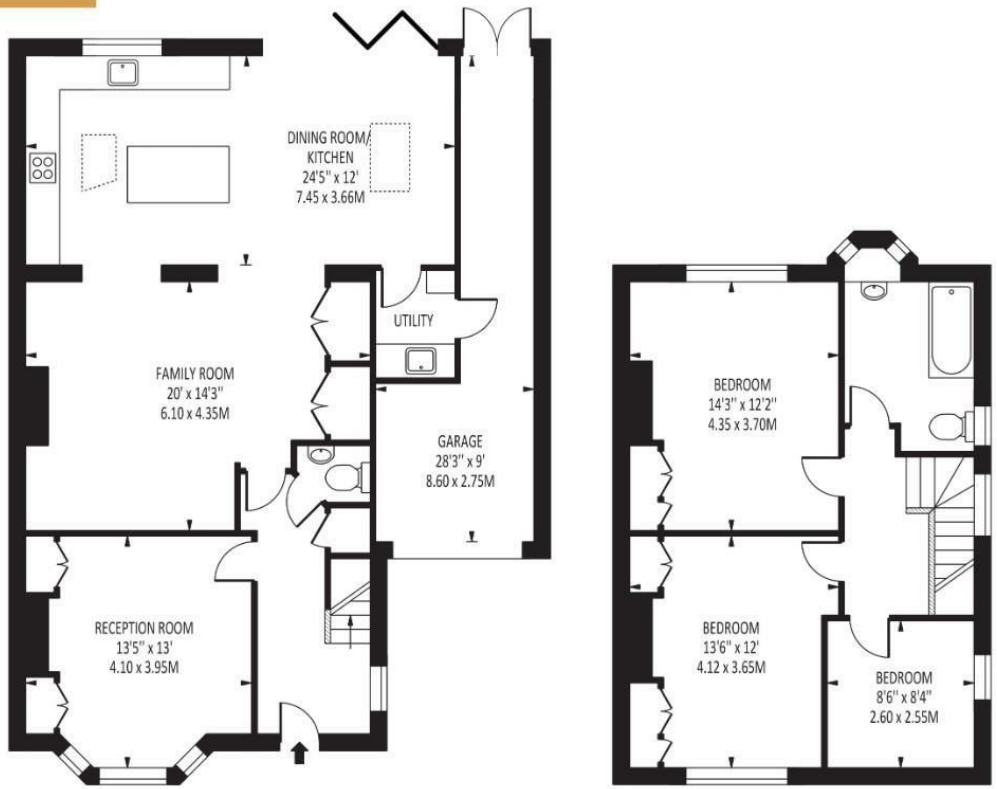
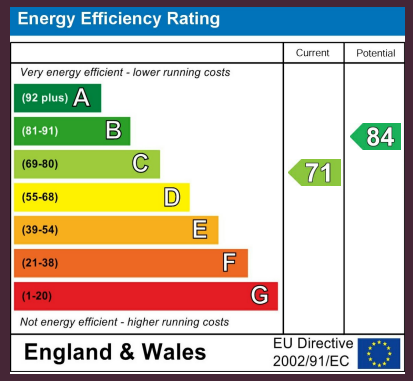
Total Area: 1639 SQ FT • 152.31 SQ M
(Including Garage)
Garage Area : 166 SQ FT • 15.38 SQ M




GROUND FLOOR

FIRST FLOOR




Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.


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