



Merland Rise, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £700,000 Freehold

- 1728 sq ft property
- Semi detached house
- Four / Five bedrooms
- Ensuite shower room to primary bedroom
- 19'10 x 11'2 Living room
- 19'11 x 16'8 Kitchen
- West facing rear garden
- Driveway for ample parking
- No onward chain

The Personal Agent are delighted to offer for sale this 1728 sq ft four/five bedroom semi detached house being offered for sale with no onward chain.

The property benefits from a 19'11 x 16'8 kitchen and a 19'10 x 11'2 living room. Other benefits include a utility/downstairs cloak room and a west facing rear garden.

The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking



distance (approx. ½ mile). Tattenham Corner parade and railway station are 0.4 mile away and also close by is the open spaces of Epsom Downs, the home of The Derby.

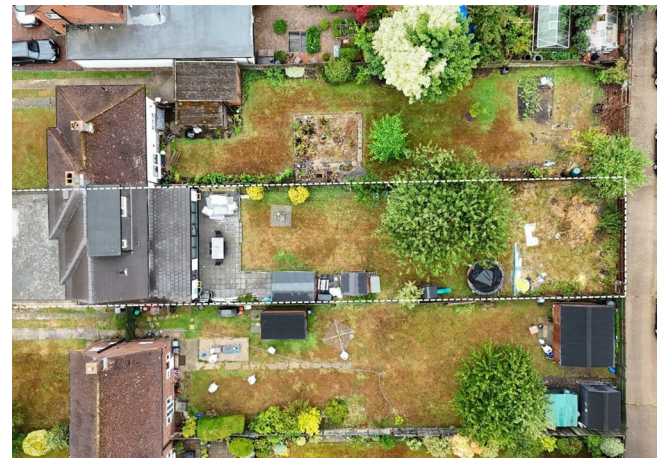
The property comprises on the ground floor of a hallway, living room, kitchen/breakfast room, reception room / bedroom five. On the first floor, three bedrooms, main bathroom. On the top floor there is the primary bedroom and ensuite shower room.

Outside there is a west facing rear garden with patio area. To the front there is a driveway for ample parking.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure: Freehold  
Council tax band - D





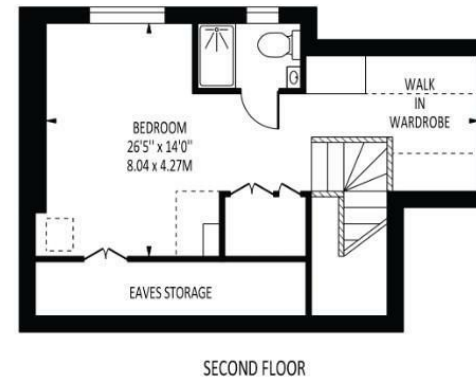
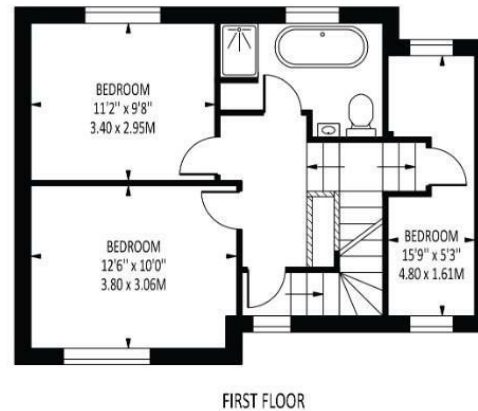
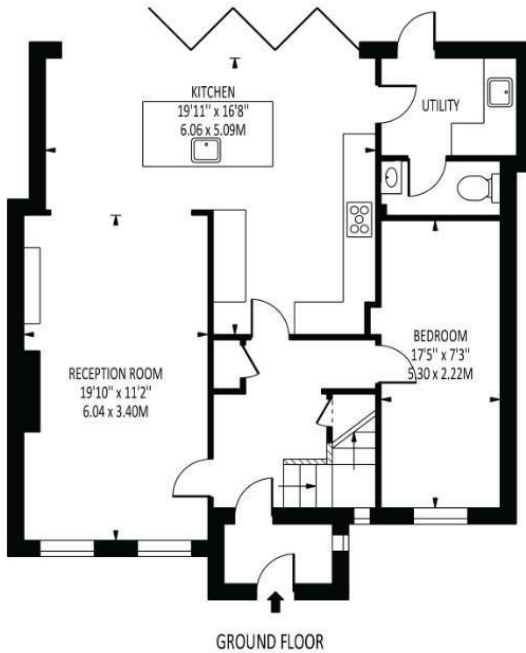




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## Merland Rise

Total Area: 1728 SQ FT • 160.54 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 54 SQ FT • 5.02 SQ M



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>59</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, 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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The  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



