



Merland Rise, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Semi-Detached Home
- Three Bedrooms & Loft Room
- Open Plan Kitchen/Dining Room
- Separate Lounge
- Utility Room
- Downstairs Shower Room
- 131ft Mature Rear Garden
- Driveway & Integral Garage
- Stones' Throw From Epsom Downs

The Personal Agent are proud to present this three bedroom semi-detached home, offering 1735 SqFt of cleverly extended accommodation creating a spacious dining room/kitchen, utility room, downstairs shower room and a loft room. Located on the periphery of the world famous Epsom Downs in the popular area of Tattenham Corner with the parade of shops and zone 6 railway station just a short walk away, with Epsom just a short drive away offering a more comprehensive range of shops.

The property comprises an entrance porch leading into the hallway with access to understairs storage, 14ft front aspect lounge with feature fireplace, 23ft dining room with feature fireplace, bi-fold door to the garden, access to the downstairs shower room, the dining room is open plan to the kitchen which comprises a range of modern eye and base level units with space for Range oven and a breakfast bar area, with access to the utility area with space for utilities.



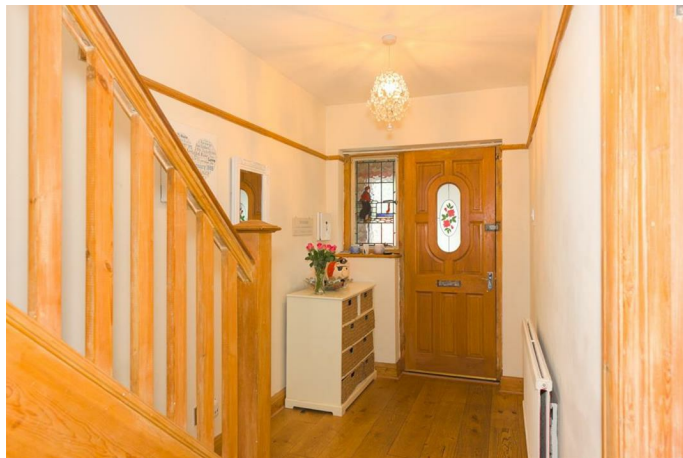
On the first floor there are three bedrooms, two doubles and a single, all served by the modern family bathroom, from the second bedroom there is a spiral staircase leading up to the loft room with sky light windows which would make a wonderful home office if desired.

Outside to the front there is a driveway providing off street parking leading to the integral garage, with side access to the garden. The Westerly facing rear garden measures approximately 131ft, with a paved terrace across the rear of the property, with a garden bar ideal for outside entertaining, the remainder of the garden is laid to lawn with mature planting.

The Tadworth Leisure Centre, a 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.

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.

Freehold







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

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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.

