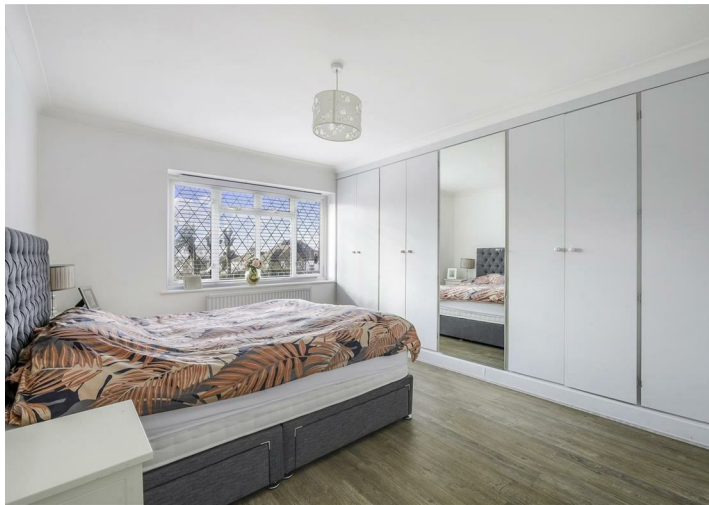




Merland Rise, Epsom, Surrey
Asking Price £650,000 - Freehold



**WILLIAMS
HARLOW**











WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a character 1930's Tudor fronted, THREE BEDROOM semi detached property with a double car port to the side, garage plus plentiful off street parking to the front. The property offers a good standard of kitchen and bathroom, double glazing, gas central heating and the rear garden extends to 110 ft approximately. SOLE AGENTS

FRONT DOOR

Replacement front door with fantail window under recessed arched canopy with two outside lights, giving access through to the:

ENTRANCE HALLWAY

Stairs rising to the first floor with an attractive balustrade. Coving. Dado rail. Understairs storage cupboard. Thermostat for the central heating. Radiator. Wood effect flooring. Cloaks cupboard. Further utility cupboard with space and plumbing for washing machine and tumble dryer.

LOUNGE

Wood effect flooring. Fireplace feature with wooden surround, stone hearth and inset gas flame effect fire. Bay window to the front with fitted shutters. Built in cupboard. Radiator. Coving. Wall lights. Opening through to:

DINING ROOM

This room is also accessible from the entrance hall. Wall lights. Radiator. Double opening french doors with full height windows either side enjoying a pleasant outlook over the rear garden. Wood effect flooring. Fireplace feature with wooden mantle with inset gas flame effect fire.

RE-FITTED KITCHEN

A high quality kitchen with Quartz work surfaces incorporating a sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space and plumbing for dishwasher. Fitted oven and grill. Surface mounted four ring gas hob with contemporary extractor above. Space for upright fridge freezer. A comprehensive range of eye level cupboards which incorporate a fitted microwave. Splashbacks. Tiled floor. Part glazed doorway giving access through to the rear garden.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Window to the side. Access to loft void. Coving.

MASTER BEDROOM

Window to the front. Wood effect flooring. Concealed radiator. Coving. Fitted wardrobes.

BEDROOM TWO

Wood effect flooring. Full range of fitted wardrobes providing useful hanging and storage. Window to the rear with fine views over the rear garden. Radiator. Coving.

BEDROOM THREE

A superb size. Window to the side. Radiator. Wood effect flooring. Coving.

RE-FITTED SHOWER ROOM

Walk in shower. Wash hand basin with mixer tap and vanity drawer below. Low level WC with concealed cistern with douche to side. Fully tiled walls and tiled floor. Contemporary radiator. Illuminated mirror. Full height cupboard. Downlighters. 2 x obscured glazed windows, one to the rear and one to the side.

OUTSIDE

FRONT

Laid to herringbone brick driveway suitable for parking up to three vehicles. There is a hedge marking the side and front boundaries. Here you can access the property's front door and also the:

DOUBLE LENGTH CAR PORT

Electronically controlled up and over door to the front. Lighting. Outside tap. Wall mounted gas central heating boiler. From here this leads to a:

LARGE GARAGE

Under a pitch tiled roof. Power and lighting. Access via a door to the front and connecting door to the rear. Window to side and window to the rear.

REAR GARDEN

33.53m x 9.14m approximately (110 x 30 approximately)
There is an elevated patio expanding the immediate rear width with a brick built planter. Outside light and outside awning. The remainder of the garden is laid to level lawn with various flower/shrub borders and fruit trees. Towards the end of the garden there are two wooden garden sheds. The garden offers a good degree of privacy.

COUNCIL TAX

Reigate & Banstead Borough Council BAND E £2,992.97 2025/26

FROM THE SELLER

We lived in this house for 10 years where we enjoyed countless cherished memories. From the birth of our daughter to numerous birthday celebrations, family gatherings, and dinner parties, this house has been the backdrop to many special moments. One of its standout features is its

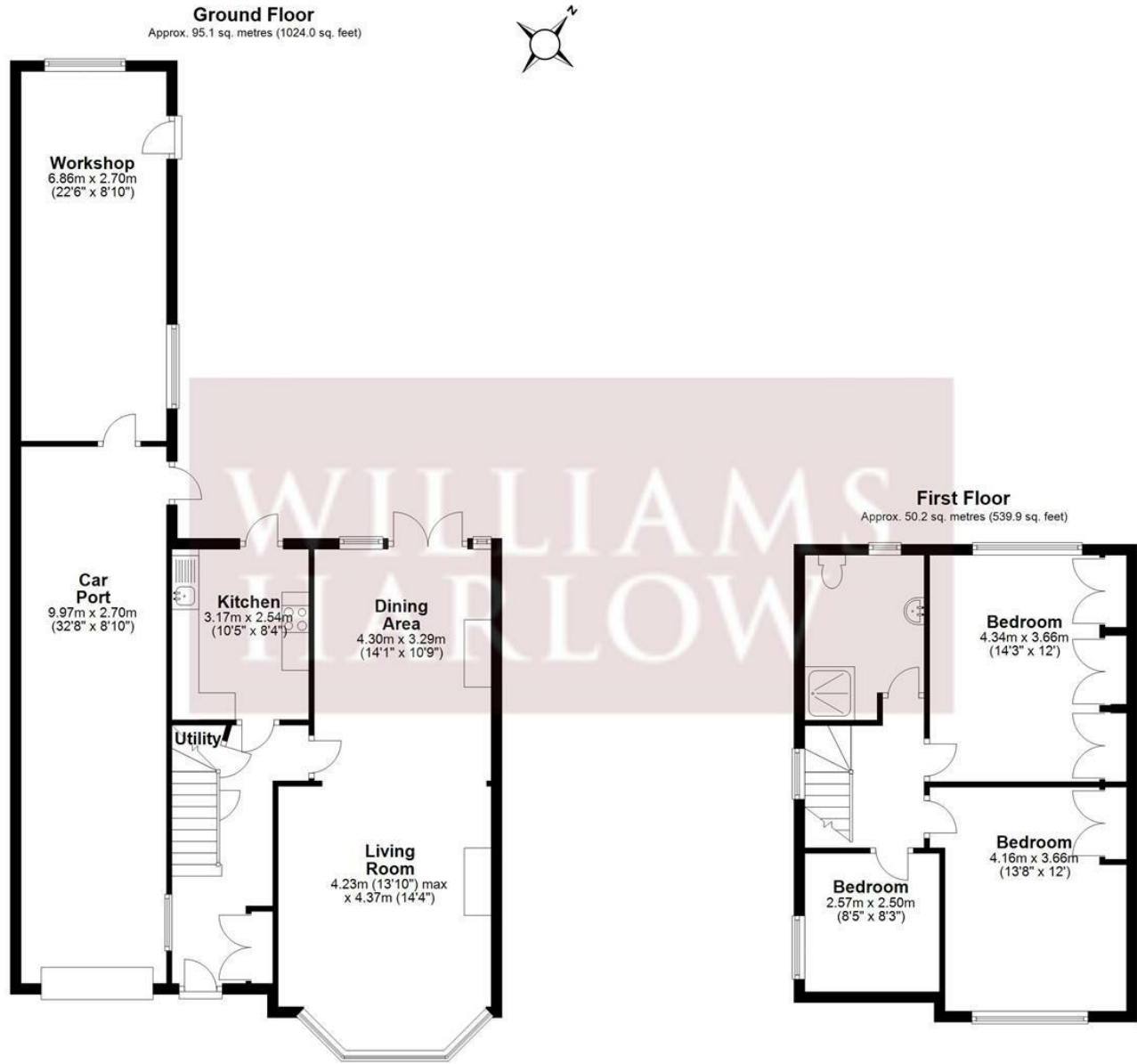
southwest-facing garden, which provides a breathtaking panoramic view of the lush, verdant trees that surround it. The delightful chirps and tweets of a variety of birds add to the peaceful ambiance, making it an ideal place to unwind and relax. As the sun sets, the garden is bathed in a warm, inviting glow, providing a stunning backdrop for social events and gatherings.

Located in a friendly neighbourhood, this house is conveniently situated within walking distance of a vibrant, fun-filled park, children's playground, and recently built leisure centre. Daily necessities are within easy reach, with a local Co-op and post office just a short seven-minute walk away. Nearby, you'll also find a pharmacy, pet shop, and a GP clinic that offers minimal waiting times. For those who enjoy a good drink, a sit-down wine shop in the charming Tattenham Corner village is the perfect spot. Two lush restaurants, serving Spanish and Indian curry cuisine, are situated right next door, along with a highly regarded fish and chip shop.

For families with children, the area boasts excellent schools, with the nearest being an "Outstanding" school located just across the street from our front door. It's close enough to walk to, yet far enough away that the classroom bells and noise won't disturb you at home. For outdoor enthusiasts, the Epsom horse racing track is within walking distance and offers the perfect setting for dog walking and picnics. Every summer, the track hosts a stunning horse racing event, complete with a huge festival that is suitable for all ages.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	72	
(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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