



## Merland Rise, Tadworth

- Three Bedrooms
- Through Lounge
- On Street Parking
- Excellent Transport Links
- Viewings are Highly Recommended
- End of Terrace
- Fully Fitted Kitchen
- Private Rear Garden
- Ground Floor WC

**Offers In Excess Of £425,000**

**Tenure: Freehold**

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# Merland Rise, Tadworth

## DESCRIPTION

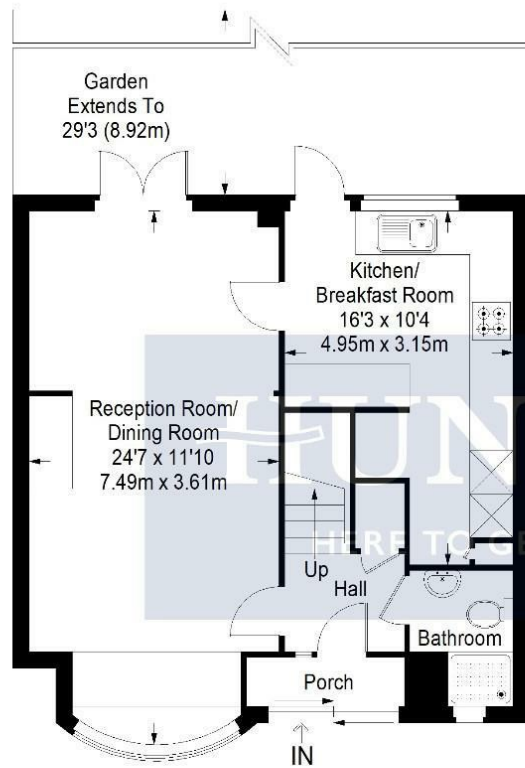
COMPLETED CHAIN! Hunters are delighted to present this three bedroom end of terrace family home in a sought after location near Epsom Downs Racecourse. The property provides generous living space over two floors with a through lounge open plan living style downstairs as well as a shower and a WC. There is also a fully fitted kitchen with access to a private rear garden. Upstairs you will find three generously sized bedrooms with a family bathroom.

Excellent transport links and close to local amenities.  
Viewings are highly recommended.

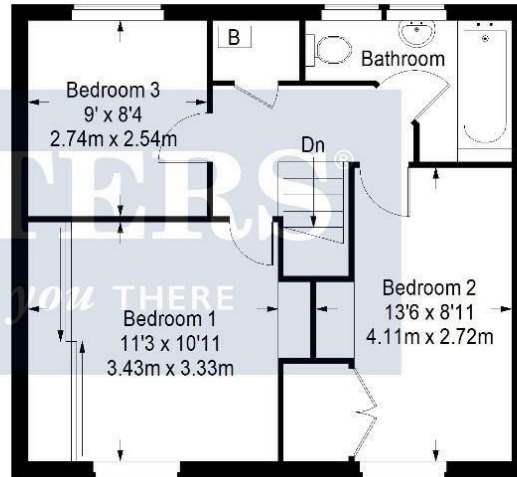


# Merland Rise

Council Tax: D



Ground Floor = 515 sq ft



First Floor = 451 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 515 sq ft / 47.84 sq m  
 FIRST FLOOR = 451 sq ft / 41.90 sq m  
 Total = 966 sq ft / 89.74 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>72</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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