



Merland Rise, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £750,000 Freehold

- 1752 sq ft extended property
- Detached house
- Three bedrooms
- One bathroom & two shower rooms
- Living room ( 15'8 x 12'1 )
- Study ( 8'11 x 7'11 )
- Kitchen/dining room ( 23'4 x 20'0 )
- Utility room ( 9'3 x 8'11 )
- Garage ( 22'1 x 9'6 )
- West facing rear garden



The Personal Agent are delighted to offer for sale this 1752 sq ft extended detached house. The property benefits from two reception rooms and a 23'4 ft x 20'0 ft kitchen/dining room. Other benefits include a utility room, 22'1 x 9'6 garage and a 100 ft plus rear garden.

The property comprises of a hallway, study, living room, downstairs cloakroom and kitchen/dining room with access to a utility room and garage. On the first floor there are three bedrooms, an en-suite shower room to bedroom two and a main bathroom. Outside there are front and rear gardens and a driveway for ample parking.

The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. 1/2 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



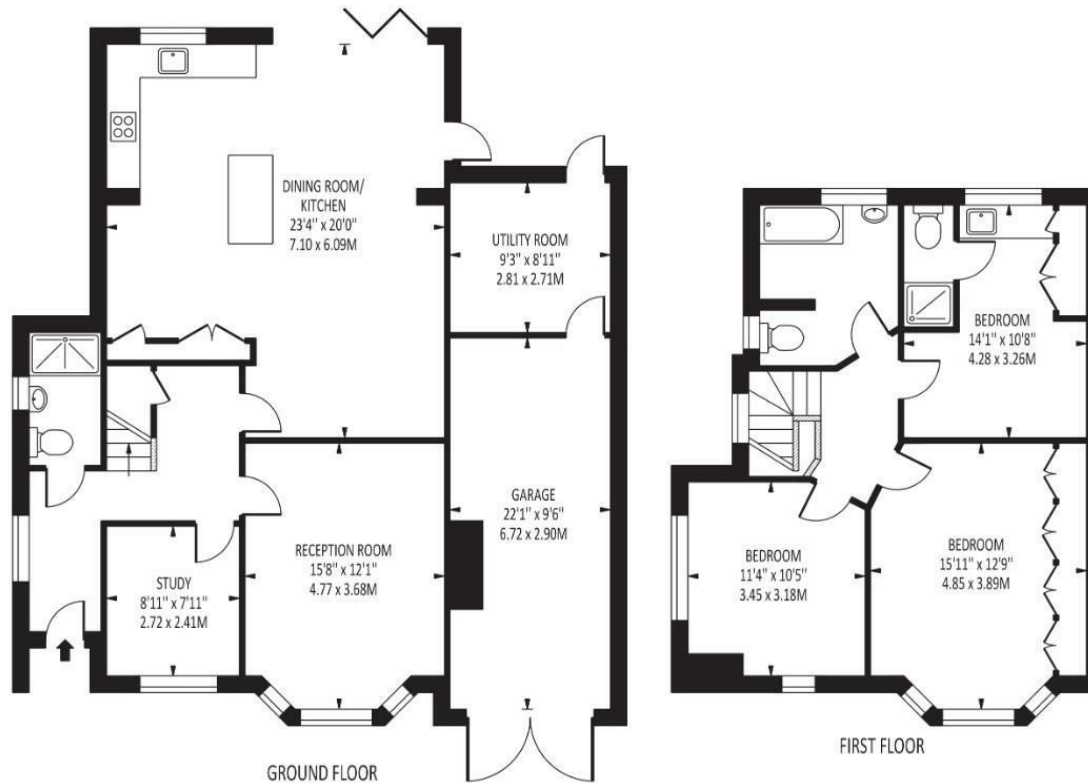


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## Merland Rise

Total Area: 1752 SQ FT • 162.76 SQ M  
 (Including Garage & Utility Room)  
 Garage Area: 210 SQ FT • 19.49 SQ M  
 Utility Room Area: 82 SQ FT • 7.62 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**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.

