



Merland Rise, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £425,000 Freehold

- 847 sq ft property
- Mid terrace property
- Three bedrooms
- 21'1 x 13'1 Living / Dining room
- 9'7 x 9'3 Kitchen
- Driveway for two cars
- No onward chain



The Personal Agent are delighted to offer for sale this 847 sq ft three bedroom mid terrace property.

The property benefits from a 21'1 x 13'1 living / dining room and a driveway for two cars. The property is being sold with no onward chain.

The property comprises of a hallway, 21'1 x 13'1 living/dining room, a separate 9'7 x 9'3 kitchen.

On the first floor there are three bedrooms, two of which are doubles. A main bathroom completes the accommodation.

Outside there is a patio area with the rest laid to lawn. A driveway to the front for two cars.

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.

Tenure - Freehold

Council tax band - D





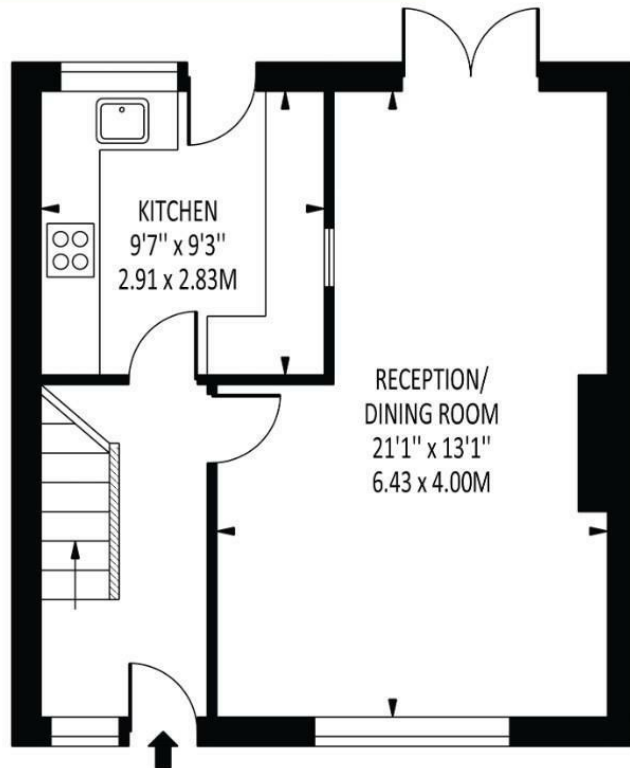




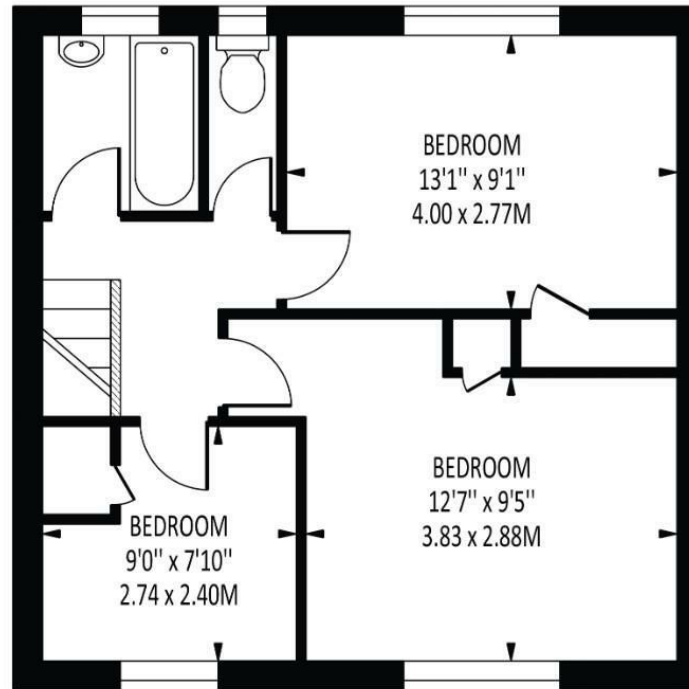
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**Merland Rise**  
Total Area: 847 SQ FT • 78.69 SQ M



GROUND FLOOR



FIRST FLOOR

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.

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>	<b>71</b>	
(55-68) <b>D</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

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**TADWORTH OFFICE**  
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The  
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Agent

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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.



