



Merland Rise, Tadworth, KT20 5JD



welcome to

Merland Rise, Tadworth

Barnard Marcus are delighted to welcome to the market this three / four bedroom detached family home with bags of kerb appeal, plenty of off street parking, a modern fitted kitchen with utility and a stunning approx. 140ft rear garden with laid to lawn, workshop and summer house.



MERLAND RISE

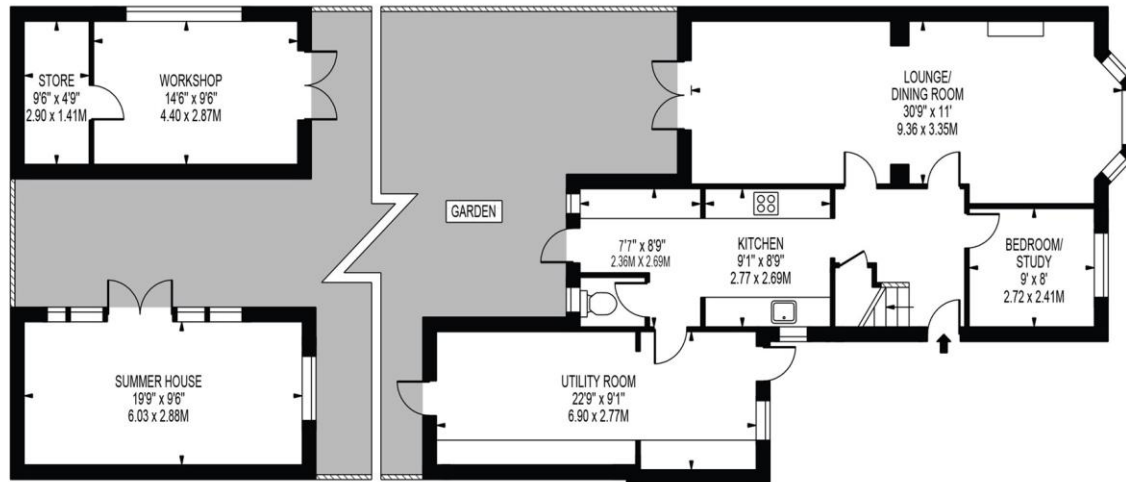
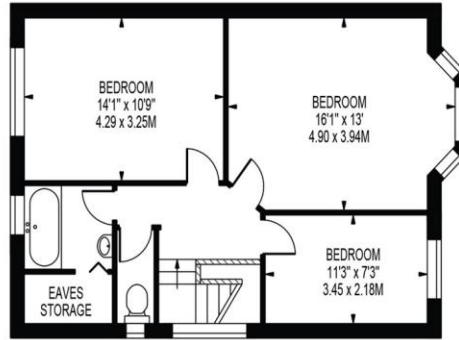
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1465 SQ FT - 136.14 SQ M**

(INCLUDING EAVES STORAGE, EXCLUDING SUMMER HOUSE & WORKSHOP)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **20 SQ FT - 1.90 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **187 SQ FT - 17.37 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WORKSHOP: **179 SQ FT - 16.67 SQ M**



GROUND FLOOR
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 OR 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.

This fantastic property lies on a popular family road within easy reach of two parades of shops and Tattenham Corner station with frequent direct trains to London Bridge. The home also lies across from a fantastic and comprehensive sports centre with family swimming pool, gym, soft play and AstroTurf courts. The property is extremely easy on the eye from the outside and offers plenty of off street parking on the driveway. The home lies across two floors with the ground floor offering a very sizeable living / diner, a high spec modern kitchen leading to utility room, handy cloakroom W.C, and a study or potential bedroom 4. The first floor offers three generous sized bedrooms, a modern family bathroom with bath and basin and a separate toilet and loft storage overhead. The home is completed by a stunning rear garden approx. 140ft with decking, laid to lawn with path leading to a fully powered summerhouse and a separate workshop. Nearby Epsom High Street has a variety of shops, including a covered shopping centre the Ashley Centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The property is also situated close to Epsom Downs Racecourse, with sprawling greenery & home to the world famous 'Epsom Derby'.

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Merland Rise, Tadworth

- Detached
- Three / Four Bedrooms
- Modern Kitchen & Utility
- Approx. 140ft Rear Garden with Laid to Lawn & Workshop
- Off Street Parking for Multiple Cars

Tenure: Freehold EPC Rating: D

offers in the region of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109101



Property Ref:
EPS109101 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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