



Merland Rise, Tadworth, KT20 5JQ

welcome to

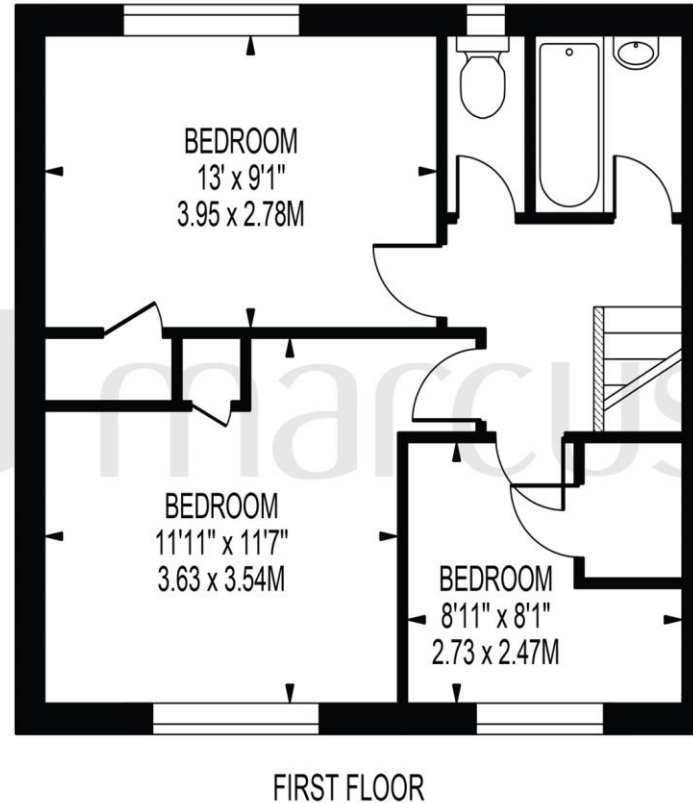
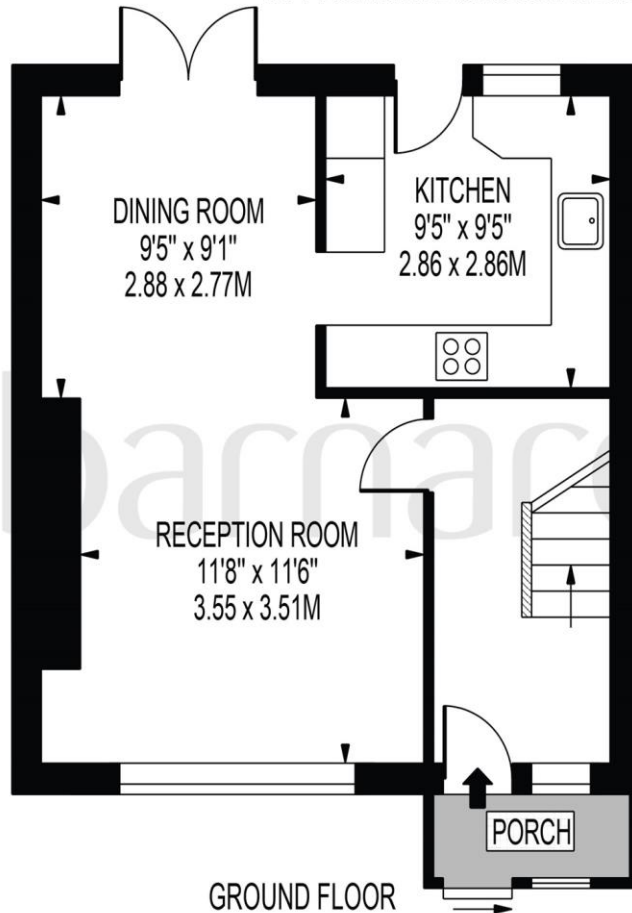
Merland Rise, Tadworth

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom mid-terrace family home with off street parking, private garden and is well presented throughout with recently changed & upgraded gas central heating, double glazed windows & modern fitted kitchen.



MERLAND RISE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 847 SQ FT - 78.72 SQ M



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 family home lies on a very popular road close to two parades of shops and Tattenham Corner station with frequent direct trains to London.

The home comes with off street parking and a private rear garden with patio and laid to lawn.

Inside it the property lies over two floors with the ground floor offering a through lounge / diner with direct access to the rear garden, & separate fitted kitchen with gas range oven. The first floor offers two double bedrooms and a good sized single with further loft storage overhead and completed by a family bathroom and separate W.C.

The home is well presented throughout & is in good decorative order with new gas central heating system, new roof and double glazed windows throughout and an early viewing is highly recommended.

Location

Tattenham Corner is within yards of Epsom racecourse, home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25.

The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library. There is a good selection of popular local schools, with Epsom College being a few minutes' drive away.

welcome to

Merland Rise, Tadworth

- Mid Terrace
- Three Bedrooms
- Modern Fitted Kitchen with Gas Range Cooker
- Modern Bathroom with Separate W.C
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109319



Property Ref:
EPS109319 - 0004

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.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk