



A beautifully presented family home within moments of Epsom Downs

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# Merland Rise Epsom KT18 5RZ

Epsom 3 miles  
Banstead Village 2 miles  
London by rail 50 minutes from Tattenham Corner  
M25 (Junctions 8 or 9) 15 minutes  
*All times and distances are approximate*

Positioned within this leafy tree-lined road and within moments of Epsom Downs is this beautifully presented family home. Renovated and extended by the current owners, the stylish interior is naturally illuminated and spacious, ideal for family life and entertaining.

- | Hallway
- | Sitting Room
- | Kitchen - Dining Room
- | Reception Room
- | Three Bedrooms
- | Family Bathroom
- | Utility Room
- | Garage
- | Off-Street Parking
- | Private Garden

Price £735,000







This spacious Mock Tudor semi-detached family home has been extended and renovated by the current owners creating open-plan living spaces making it perfect for entertaining with family and friends. The property is beautifully presented throughout, combining character features and contemporary finishes with great effect. The interior is naturally illuminated with sliding doors leading from the modern open-planned kitchen - diner seamlessly to the generous patio area. The plot is around 0.25 of an acre and extends some 250ft with potential of future development opportunity.

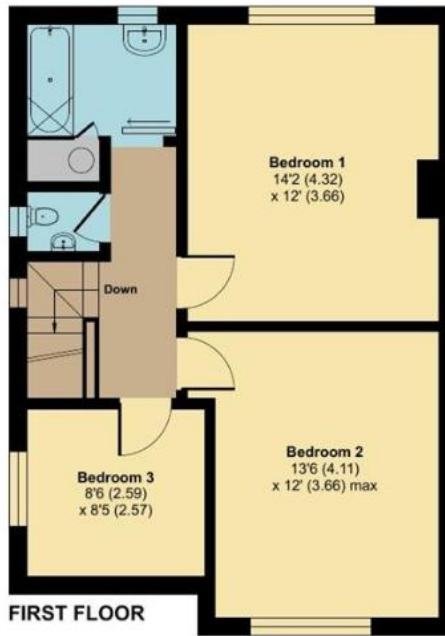


The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.

Three Generous Bedrooms | Open Planned Kitchen - Dining - Reception Room | Beautifully Presented Throughout | Within Easy Reach Of Tattenham Corner Station | Attached Garage | Ample Amount Of Off-Street Parking | Within Close Proximity Of An Array Of Excellent Local Schools | Approximately 0.25 Acre Plot With Future Development Potential







**TOTAL FLOOR AREA**  
 1,501 SQ FT / 139.4 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 FFTP Broadband  
 To the best of our knowledge on production of this brochure

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