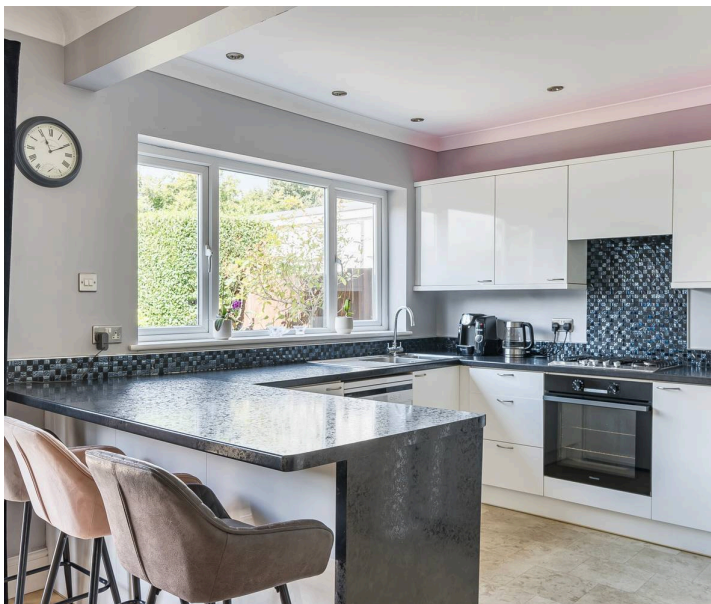




Merland Rise, Epsom

Guide Price £699,950





## Merland Rise

### Epsom

Splendid 3-bed detached house near shops & Tattenham Corner Station. Generously sized bedrooms, garage, off-street parking, large garden with patio. Modern kitchen, cosy lounge with electric fire stove. Potential to extend, downstairs WC. Explore modern living in this versatile & functional home. Schedule a viewing today!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Close To Local Shops & Tattenham Corner Station
- Three Bedrooms Good Sized Bedrooms
- Garage
- Off Street Parking
- Large Garden With Fantastic Patio and Far reaching views of Surrey Countryside From First Floor
- Modern Open Plan Style Kitchen With Breakfast Bar
- Charming Front Lounge with Electric Fire Stove
- Off Street Parking on Driveway
- Potential To Extend Subject to Planning
- Downstairs WC

Introducing this splendid three-bedroom detached house located in the proximity of local shops and the convenience of Tattenham Corner Station for easy commuting. Step inside this welcoming residence featuring three generously sized bedrooms, perfectly designed to accommodate various lifestyles.

The property boasts a convenient garage and off-street parking for hassle-free daily routines. Entertain guests or unwind in the large garden with a fantastic patio, offering a serene outdoor escape.

The heart of the home lies in the modern open-plan style kitchen, complete with a breakfast bar for casual dining and social gatherings. The charming front lounge sets a cosy ambience, featuring a electric fire stove for added warmth and character.

Additional highlights include the convenience of off-street parking on the driveway, offering ample space for multiple vehicles. The property also presents the exciting opportunity to extend, subject to planning permission, allowing for future expansion and customisation.

Moreover, the practicality of a downstairs WC enhances the overall functionality of this stylish abode, catering to modern living demands.

In summary, this property encapsulates modern living with its versatile layout, functional amenities, and promising potential for further enhancement. Explore the possibilities of making this residence your own and experience the essence of comfortable and convenient living.

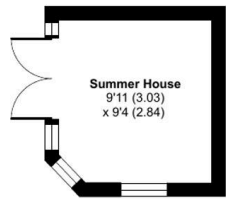
# Merland Rise, Epsom, KT18

Approximate Area = 1218 sq ft / 113.1 sq  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Garage = 326 sq ft / 30.2 sq m  
Outbuildings = 115 sq ft / 10.6 sq m  
Total = 1670 sq ft / 154.9 sq m

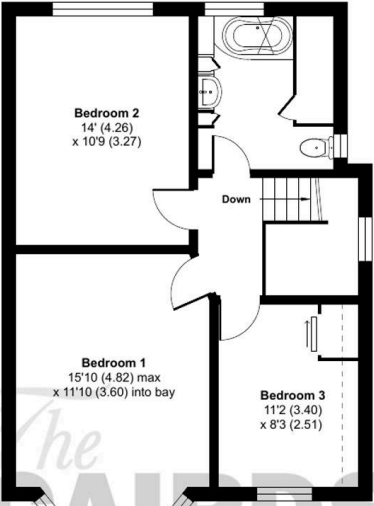
For identification only - Not to scale



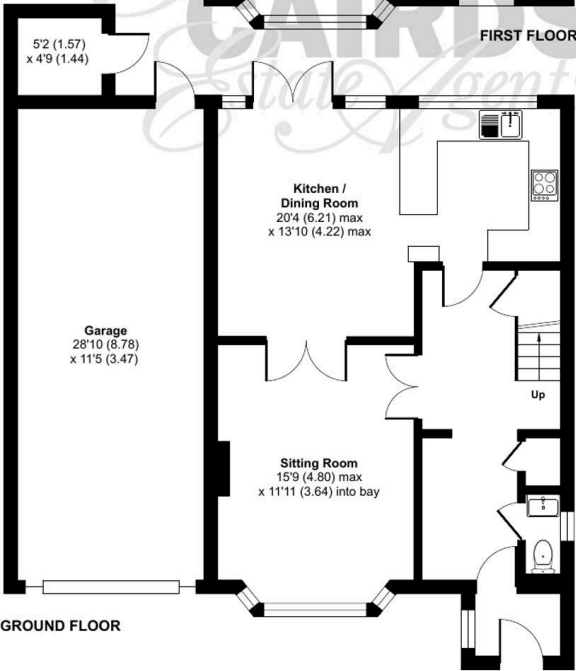
Denotes restricted  
head height



OUTBUILDING



FIRST FLOOR



GROUND FLOOR









## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

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