



**Guide Price**

**£625,000**

**Freehold**

4x  2x  2x 

**Merland Rise, Tadworth,  
Surrey, KT18**

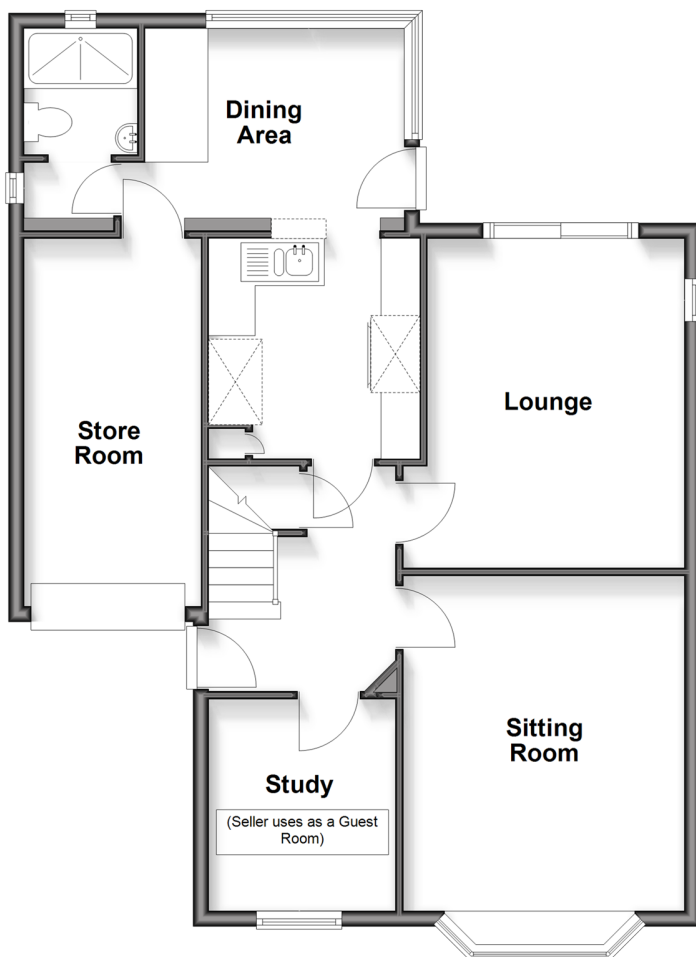
**OVER 60?**

Secure this property  
for up to **59% less!**

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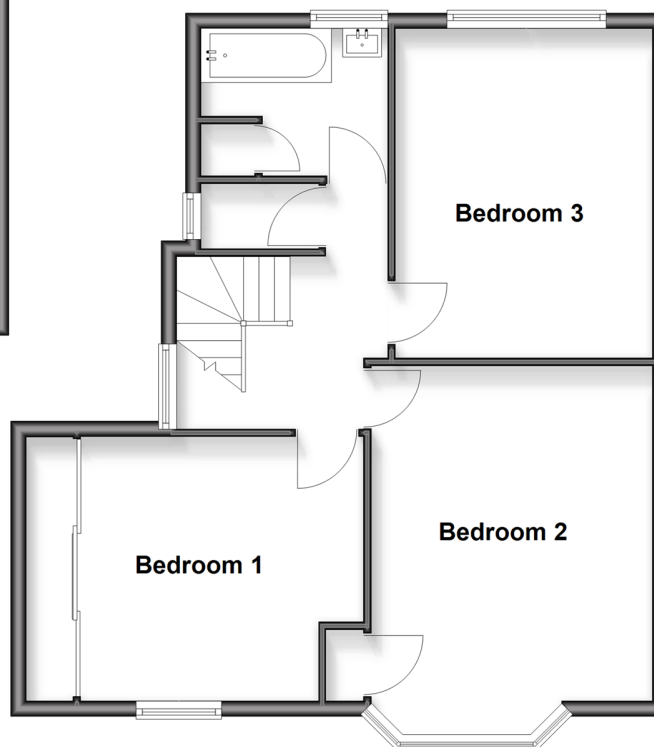
## Ground Floor

Approx. 78.3 sq. metres (843.0 sq. feet)



## First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 9'2 x 8'9 (2.80m x 2.67m)

Dining Area: 11'0 x 8'0 (3.36m x 2.44m)

Lounge: 14'0 x 11'8 (4.27m x 3.56m)

Sitting Room: 15'7 into bay x 12'0 (4.75m x 3.66m)

Shower Room

Study or Guest Room: 8'8 x 7'8 (2.64m x 2.34m)

Store Room

### FIRST FLOOR

Landing

Bedroom 1: 12'3 up to fitted wardrobes x 10'9 (3.74m x 3.28m)

Bedroom 2: 15'5 into bay x 12'2 (4.70m x 3.71m)

Bedroom 3: 14'0 x 14'0 (4.27m x 4.27m)

Bathroom

Separate Toilet

### OUTSIDE

Driveway

Rear Garden





## Main features

- Extended & versatile layout with 3/4 bedrooms
- Two generous reception rooms plus a bright kitchen/dining area
- Large driveway with parking for several cars
- Walking distance to Tattenham Corner shops & station (links to London)
- Handy access to Asda, A217 and local leisure centre



### Nearest Schools

Primary Schools: Epsom Downs Primary and Children's Centre 0.1 miles, Shawley Community Primary 0.8 miles, Tadworth Primary 1.5 miles  
Secondary Schools: The Beacon 1.4 miles, City of London Freemans' 2.3 miles



### Transport Information

Train Stations: Tattenham Corner 0.5 miles, Tadworth 0.7 miles, Kingswood 1.0 miles  
Underground Morden 7.2 miles, South Wimbledon 8.1 miles, Wimbledon 8.3 miles



### Address

Merland Rise, Tadworth, Surrey, KT18



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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