

Guide Price
£625,000

Freehold

4x 2x 2x

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

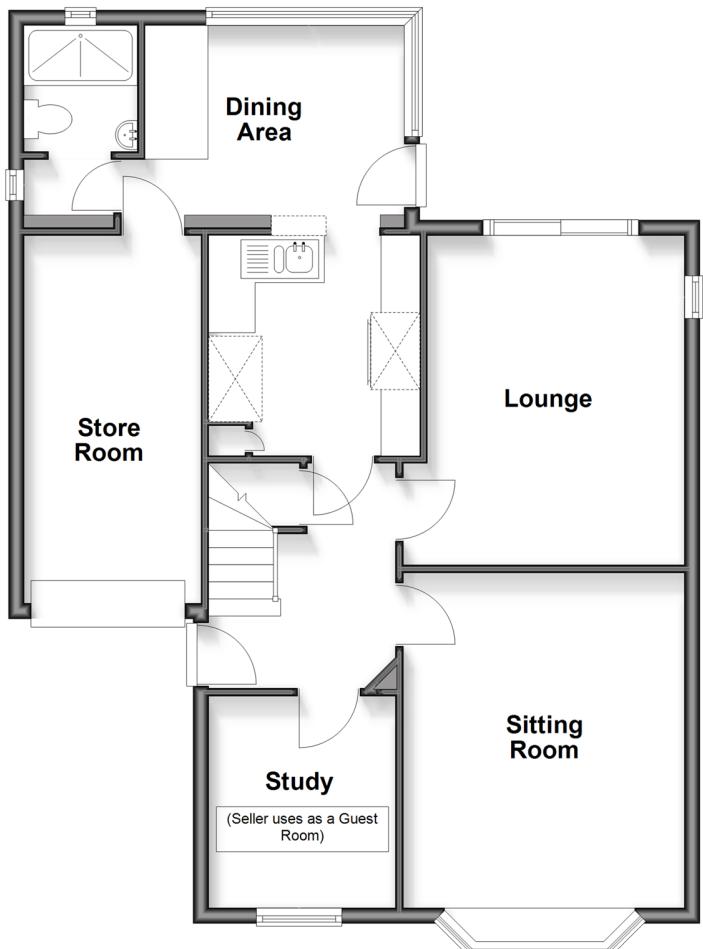
OVER 60?
Secure this property
for up to **59% less!**



cubitt & west
Helping you move forwards

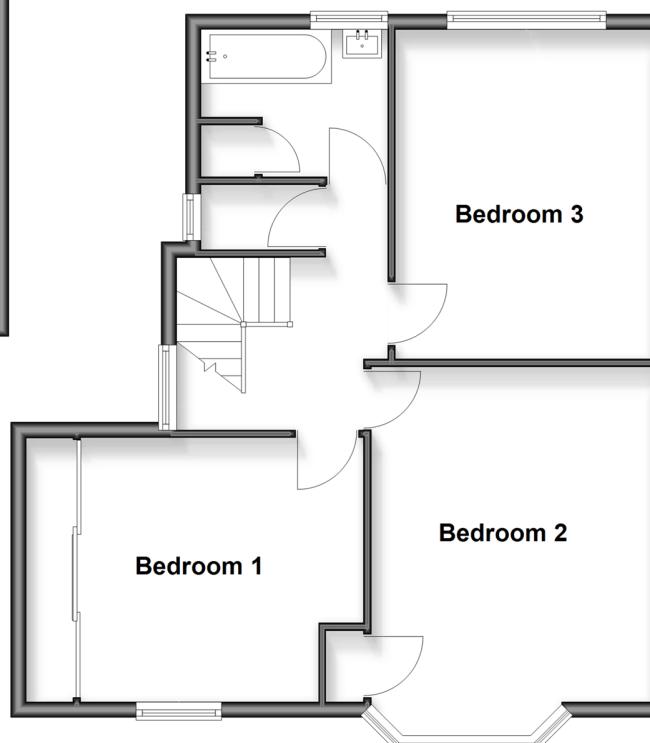
Ground Floor

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 Freemens' 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.



cubitt&west
Helping you move forwards

Call Banstead Branch 01737 352233 ■ cubittandwest.co.uk



■ 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

EPC RATING
CURRENT: D(63) POTENTIAL: C(77)
20110244/20251011/SM/LE