

The PERSONAL Agent

Merland Rise, Tadworth

Guide Price £470,000

Merland Rise

Tadworth

- Beautifully presented three-bedroom family home
- Ideally situated in a popular residential crescent in Tadworth
- Bright and spacious dual-aspect sitting/dining room
- Double doors opening onto the rear garden
- Modern, well-appointed kitchen
- Generous rear garden, ideal for entertaining and family enjoyment
- Driveway parking and convenient access to Tadworth village, local schools and transport links

A beautifully presented three-bedroom family home, ideally positioned in a popular residential crescent in Tadworth.

Offering bright and spacious living accommodation, a modern kitchen, generous rear garden and driveway parking, the property is conveniently located close to Tadworth village, well regarded schools, local amenities and excellent transport links.





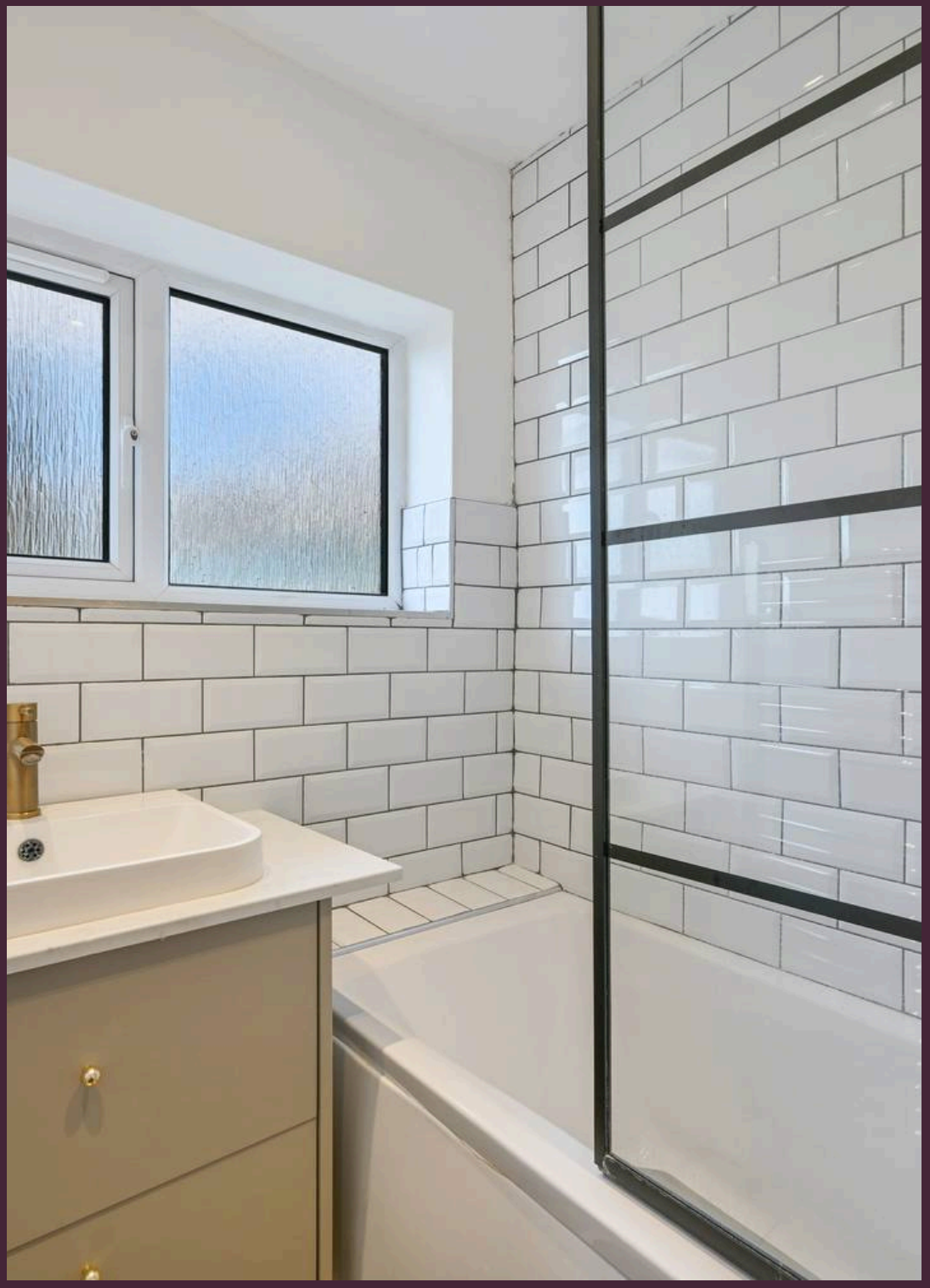






Description

This beautifully maintained three-bedroom home offers an appealing blend of contemporary comfort, generous proportions and practical family living. Presented in move-in condition, the property is ideally placed for access to Tadworth village, its everyday amenities, well-regarded schools and convenient transport connections. Arranged over three floors, the accommodation has been thoughtfully designed. The ground floor is particularly impressive, featuring a spacious dual-aspect sitting and dining room with attractive wood flooring and double doors opening onto the rear garden. This creates a wonderful setting for everyday family life, whilst providing an ideal space for entertaining. The modern kitchen is fitted with a comprehensive range of units and quality work surfaces, with views across the garden. The first and second provide three well-proportioned bedrooms, including two comfortable double rooms and a generous third bedroom, offering flexibility for growing familes.



Merland Rise is ideally positioned for convenient access to both Tadworth village and Tattenham Corner, offering an excellent selection of local shops, supermarkets, cafés, restaurants and railway stations.

The area is well served by a choice of highly regarded primary and secondary schools, making it particularly appealing for families.

For those who enjoy the outdoors, the beautiful open spaces of Epsom Downs and Walton Heath are close by, offering miles of countryside walks and a variety of leisure opportunities.

The A217 provides excellent road connections to surrounding towns and the M25 at Junction 8, making it ideal for commuters.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





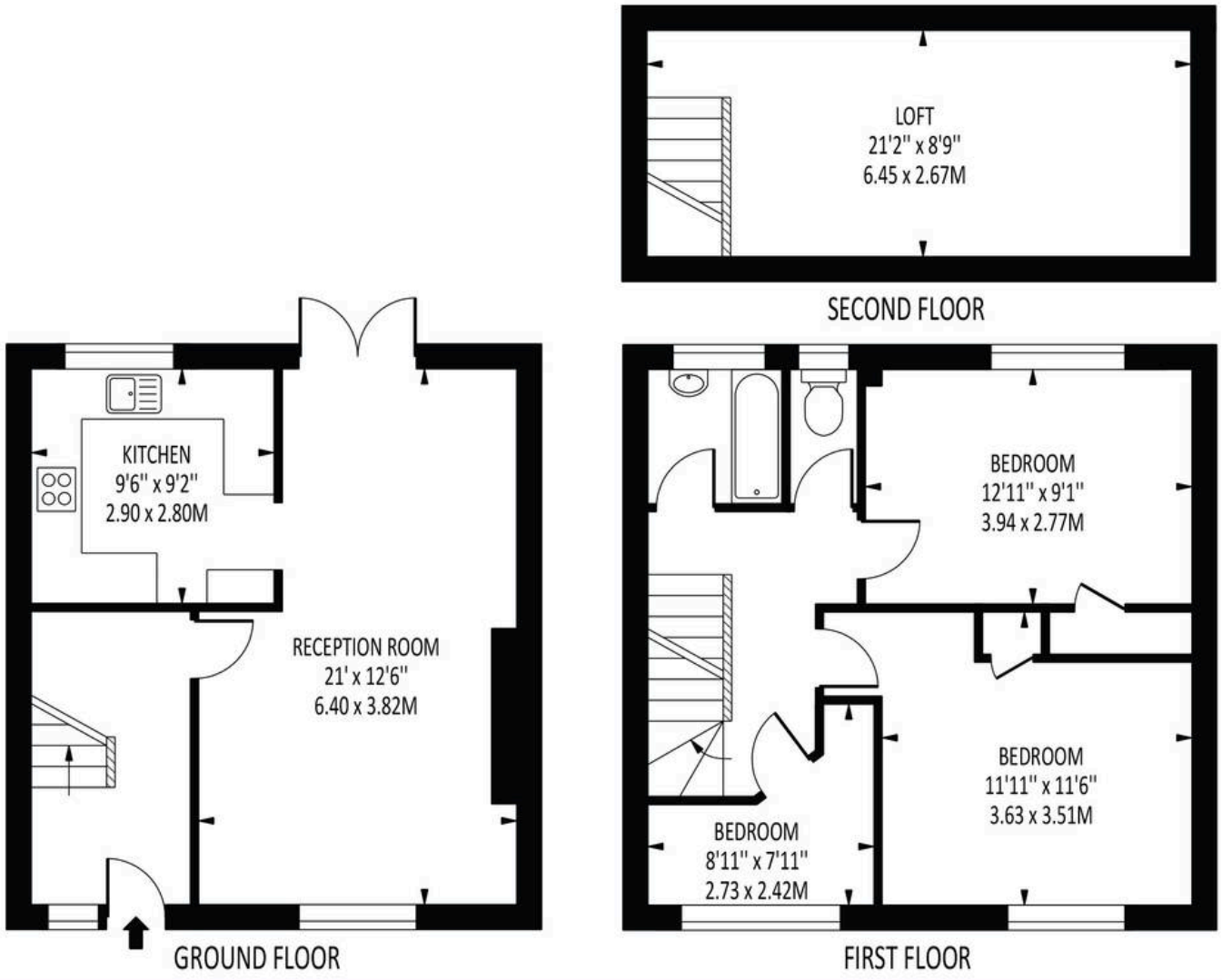




The PERSONAL Agent

Merland Rise

Total Area: 1036 SQ FT • 96.27 SQ M



Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



The Personal Agent Ltd

The Personal Agent, 141 High Street, Banstead - SM7 2NS

01737333699 • Banstead@thepersonalagent.co.uk • thepersonalagent.co.uk/