



Merland Rise, Epsom Downs

The **PERSONAL** Agent

# Guide Price £565,000

## Freehold

- No onward chain
- Three bedrooms
- Downstairs shower room
- Large detached garage with electric door
- Ample amount of off street parking
- Private mature garden
- Easy reach of Epsom Downs
- Within moments of Tattenham Corner local shops and mainline station

Stylish and fully modernised three bedroom chalet style semi detached house set within a popular residential location near Tattenham Corner and Epsom Downs Racecourse. Boasting versatile living space, a generous rear garden, off street parking, detached garage, and offered with no onward chain.

Beautifully refurbished three-bedroom chalet-style semi-detached home, ideally located within walking distance of Tattenham Corner shops and station, and close to the open countryside surrounding Epsom Downs Racecourse.

The property offers versatile accommodation



including a spacious living room with fireplace, separate dining room with direct garden access, fitted shaker-style kitchen, ground floor shower room, and a flexible second reception room/third bedroom. Upstairs are two double bedrooms, one with en-suite WC and the other with extensive built-in storage.

Further benefits include newly installed gas central heating, double glazing, new carpets throughout, private driveway parking for multiple vehicles, detached garage with electric roller door and power supply, and a secluded rear garden.

Offered to the market with no onward chain.

The property is within walking distance of Tattenham Corner with it's 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 wise variety of well-respected local schools.

Tenure- Freehold  
Council tax band- E



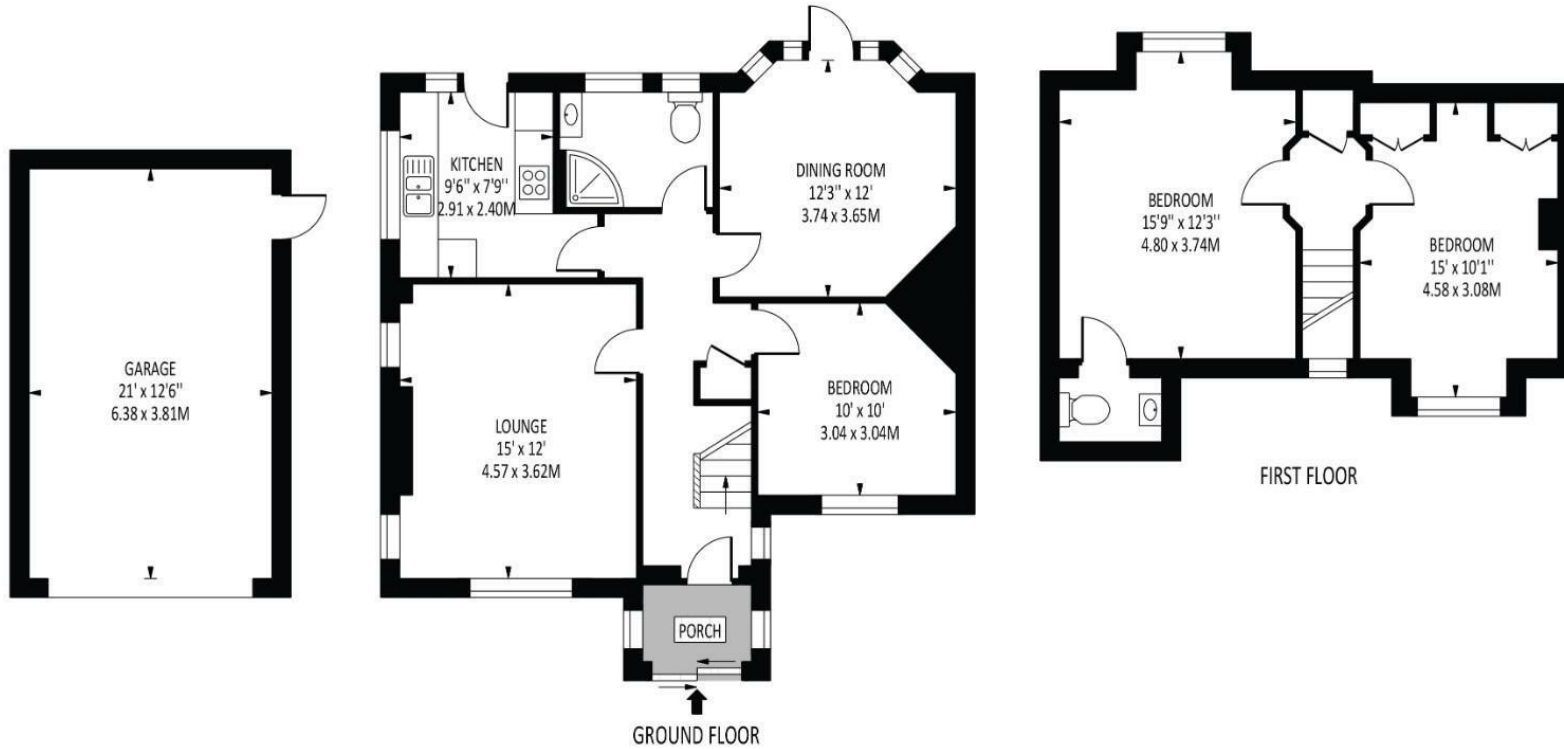


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### Merland Rise

Total Area: 1338 SQ FT • 124.26 SQ M  
(Including Garage)  
Garage Area : 262 SQ FT • 24.31 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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 inspection, 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.

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