



Price
£600,000

Freehold

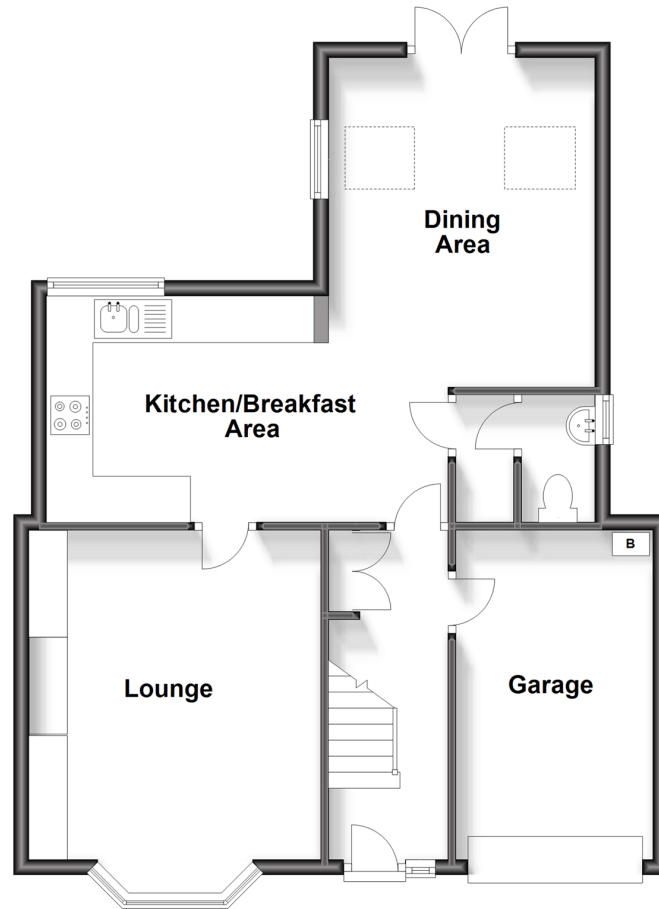
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**Merland Rise, Epsom,
Surrey, KT18**

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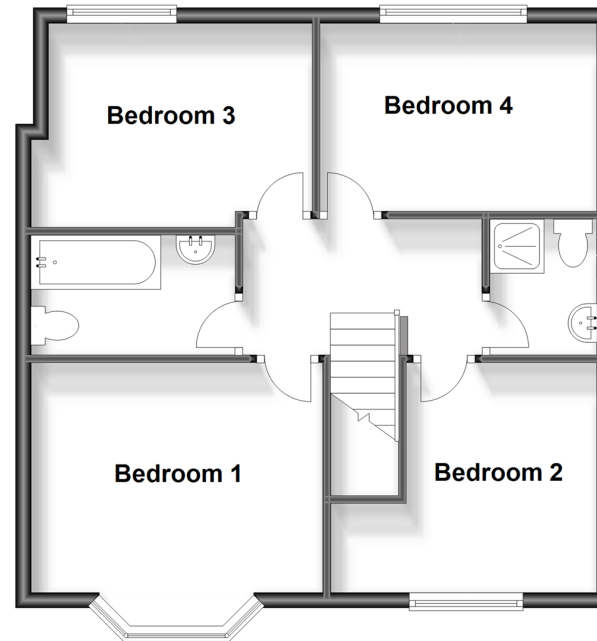
Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 15'4 x 12'3 (4.68m x 3.74m)
Kitchen / Breakfast Area: 16'9 x 9'6 (5.11m x 2.90m)
Dining Room: 13'8 x 11'2 (4.17m x 3.41m)
WC and Utility Room: 5'1 x 3'0 (1.55m x 0.92m)
Garage: 14'4 x 8'3 (4.37m x 2.52m)

Shower Room: 5'4 x 4'8 (1.63m x 1.42m)
Bathroom: 8'6 x 5'1 (2.59m x 1.55m)

OUTSIDE

Garden

FIRST FLOOR

Bedroom One: 12'3 x 9'6 (3.74m x 2.90m)
Bedroom Two: 11'4 x 10'11 (3.46m x 3.33m)
Bedroom Three: 12'3 x 11'9 (3.74m x 3.58m)
Bedroom Four: 11'4 x 7'9 (3.46m x 2.36m)



Main features

- Modern Kitchen that seamlessly flows into a beautiful dining area complete with skylights
- Scenic countryside walks with breathtaking Epsom Downs viewpoint and Preston Park an easy stroll away
- No onward chain with off street parking for 3 cars and electric car charging point
- Integral garage with plenty of scope to convert to home office or workshop (SSTP)



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: St Margaret's School 0.7 miles, The



Transport Information

Train Stations: Tattenham Corner 0.3 miles, Tadworth 0.9 miles, Kingswood 1.2 miles

Underground Morden 6.9 miles, South Wimbledon 7.8 miles, Wimbledon 8.1 miles



Address

Merland Rise, Epsom, 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



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