







HUNTERS®
HERE TO GET *you* THERE

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Merland Rise, Tadworth

Guide Price £400,000



COMPLETED CHAIN! Hunters are delighted to present this three bedroom end of terrace family home in a sought after location near Epsom Downs Racecourse. The property provides generous living space over two floors with a through lounge open plan living style downstairs as well as a shower and a WC. There is also a fully fitted kitchen with access to a private rear garden. Upstairs you will find three generously sized bedrooms with a family bathroom.

Excellent transport links and close to local amenities. Viewings are highly recommended.

Guide Price £400,000 - £450,000

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KEY FEATURES

- Three Bedrooms
- End of Terrace
- Through Lounge
- Fully Fitted Kitchen
- On Street Parking
- Private Rear Garden
- Excellent Transport Links
- Ground Floor WC
- Guide Price £400,000 - £450,000





Merland Rise

Garden
Extends To
29'3 (8.92m)

Reception Room/
Dining Room
24'7 x 11'10
7.49m x 3.61m

Kitchen/
Breakfast Room
16'3 x 10'4
4.95m x 3.15m

Up

Hall

Bathroom

Porch

IN

Bedroom 3
9' x 8'4
2.74m x 2.54m

Bathroom

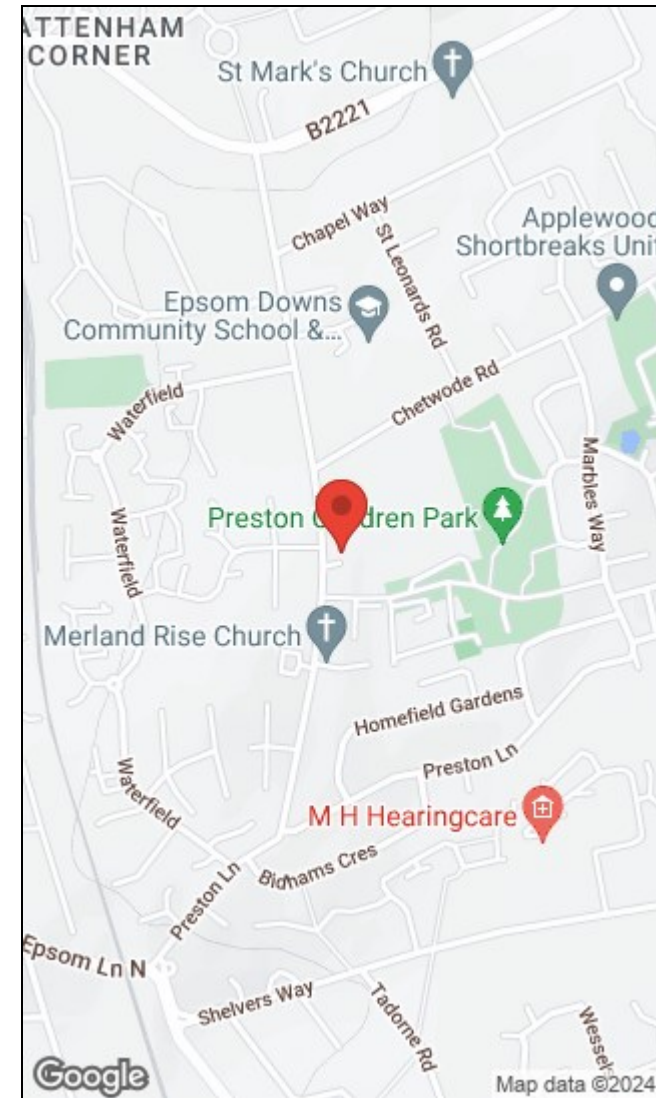
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Bedroom 1
11'3 x 10'11
3.43m x 3.33m

Bedroom 2
13'6 x 8'11
4.11m x 2.72m

First Floor = 451 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not energy efficient - higher running costs</p>	72	86
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not environmentally friendly - higher CO₂ emissions</p>	72	86
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