



HUNTERS®
HERE TO GET *you* THERE



3



2



HUNTERS®
HERE TO GET *you* THERE

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

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.

KEY FEATURES

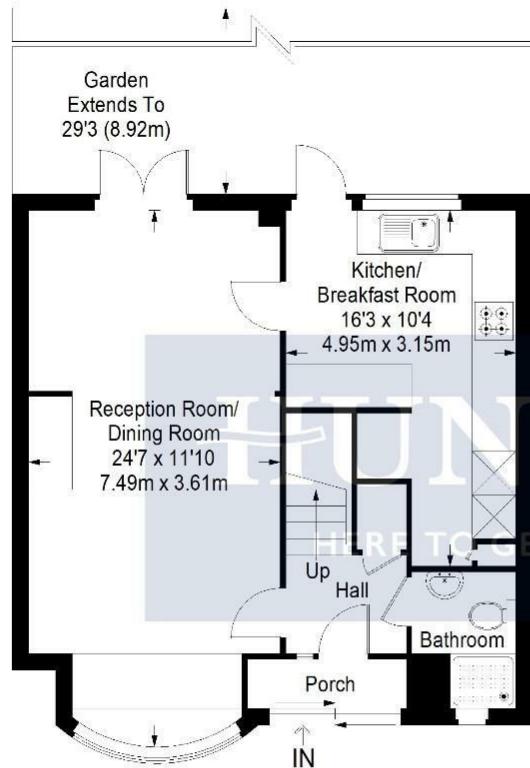
- Three Bedrooms
- End of Terrace
- Through Lounge
- Fully Fitted Kitchen
- On Street Parking
- Private Rear Garden
- Excellent Transport Links
- Ground Floor WC
- Guide Price £400,000 - £450,000

HUNTERS
HERE TO GET *you* THERE





Merland Rise



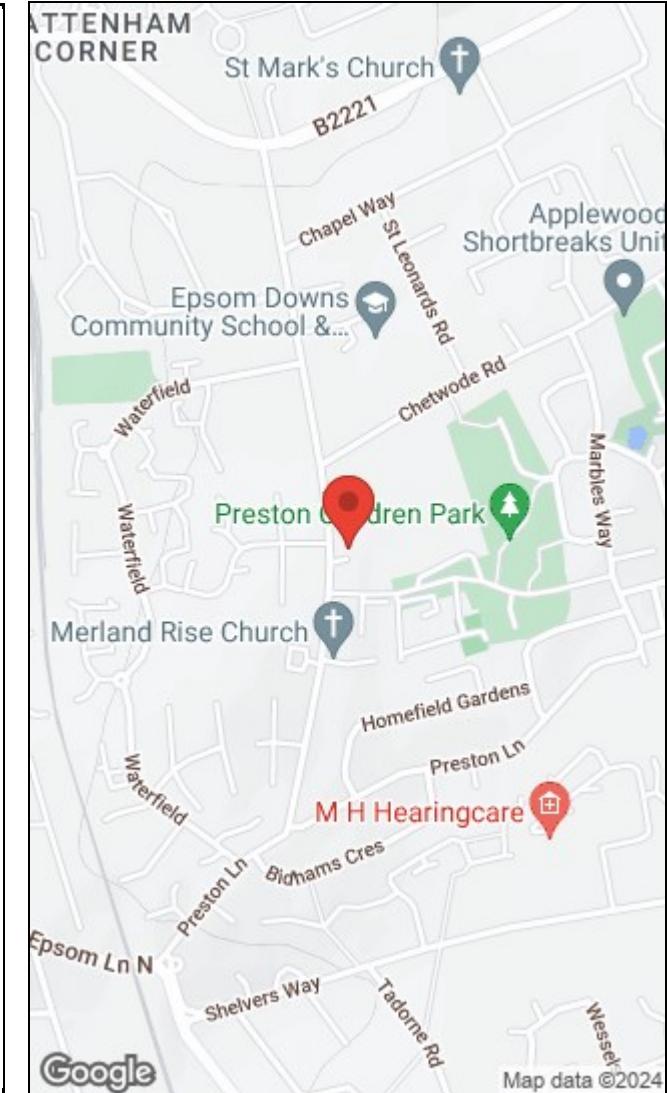
Ground Floor = 515 sq ft



First Floor = 451 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 515 sq ft / 47.84 sq m
 FIRST FLOOR = 451 sq ft / 41.90 sq m
 Total = 966 sq ft / 89.74 sq m

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)



Google

Map data ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	86	72

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.