



**Merland Rise**  
**Tadworth - Offers Over £375,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*





## the property



### **Merland Rise** **Tadworth**

Offers Over £375,000

- No Onward Chain
- End of Terrace Family Home
- Three Bedrooms
- Lounge through dining area
- Off Street Parking
- Local amenities
- Close to Tadworth and Tattenham Corner Train station
- Easy access to M25

Johnson's are delighted to offer to the market this spacious 3-bedroom end of terrace family home within walking distance of local shops and both Tadworth and Tattenham Corner railway stations with NO ON WARD CHAIN. The accommodation briefly comprises to the ground floor an entrance porch that leads onto the hallway, living room through dining area and a kitchen that leads onto the back garden. Upstairs comprises 2 double bedrooms, a single 3rd bedroom all with built in wardrobes, a family bathroom and a separate toilet. Outside to the front there is off street parking with side access to the garden, and to the rear is a good size garden mainly laid to lawn with a large patio area.

This property is in need of updating and modernising but a definite must see to appreciate the full potential. This property also has potential to extend all STPP. Tadworth village caters for day-to-day needs with local amenities and there are larger shopping facilities close by at Epsom, Sutton, and Kingston. Epsom Downs.





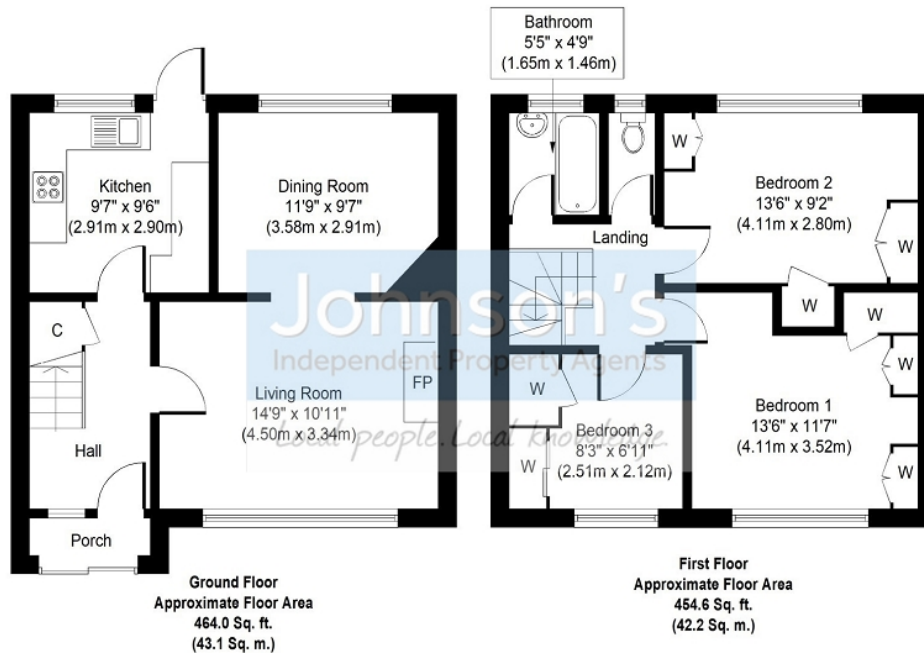
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>				(92-100) <b>A</b>
(81-91) <b>B</b>				(81-91) <b>B</b>
(69-80) <b>C</b>			84	(69-80) <b>C</b>
(55-68) <b>D</b>		69		(55-68) <b>D</b>
(39-54) <b>E</b>				(39-54) <b>E</b>
(21-38) <b>F</b>				(21-38) <b>F</b>
(1-20) <b>G</b>				(1-20) <b>G</b>
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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the local area



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