



**Merefield Gardens
Tadworth - £415,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Merefield Gardens **Tadworth**

£415,000

- A well presented semi-detached home
- Two good size double bedrooms
- Large conservatory / Sunroom
- South facing garden
- Off Street Parking for multiple vehicles
- Gas central heating with double glaze windows & doors.
- Potential side and rear extensions STPP
- Freehold with No Onward Chain

Johnson's are pleased to offer this two-bedroom semi-detached house with a warm and welcoming interior, open plan living room, dining room with conservatory, located in a popular residential road near to Tattenham Corner and Epsom Downs.



How energy efficient is the property?

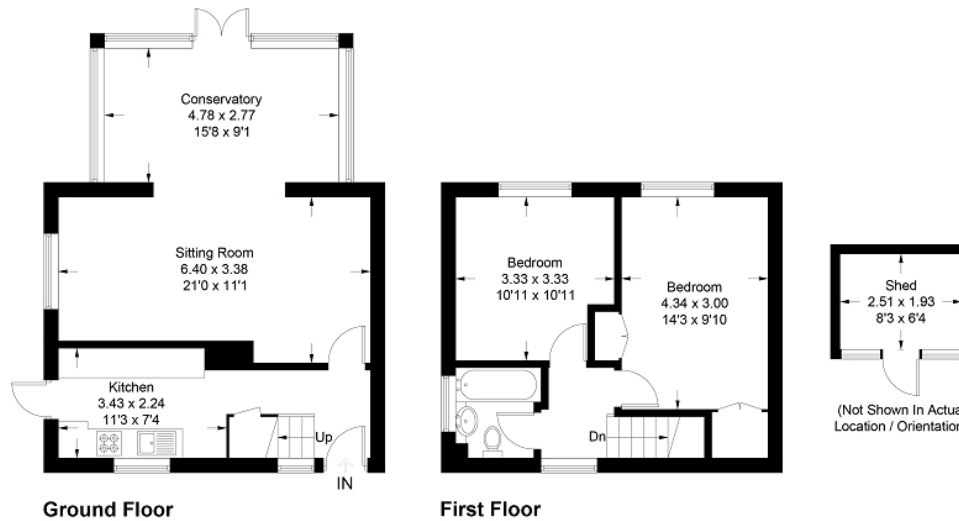
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft
 Shed = 4.9 sq m / 53 sq ft
 Total = 88.4 sq m / 952 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 decisions reliant upon them. (ID851113)
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the local area



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