



£570,000

Merland Rise, Epsom



- 2/3 Bedroom Semi Detached Chalet Style Bungalow
- Large Reception Room with Feature Fireplace
- Good-Sized, Secluded Rear Garden
- Recently Fully Refurbished, Decorated and new Carpets throughout.
- Master Bedroom with En-Suite Toilet and Sink.
- Newly Fitted Combi Boiler and gas central heating
- Fully Fitted Shaker Style Kitchen with Appliances
- Close to Local Amenities including Mainline Railway Services to Central London
- Driveway for Multiple Cars and Large Garage

## Merland Rise, Epsom, KT18



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rightmove 2023. Produced for Johnson's Independent Property Agents. REF: 1205552

Johnson's are pleased to offer to the market this recently refurbished 2/3-bedroom semi-detached chalet bungalow with a separate garage and driveway for multiple cars, located in a popular residential road just a short walk to Tattenham Corner, with a good selection of local shops and Tattenham Corner main line station, opposite to Epsom Downs racecourse, with miles of open countryside and home to the world-famous Epsom Derby. Early viewing's are highly recommended to appreciate the space and position of this home offers. Viewing's by appointment only with sole agents Johnson's IPA.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		82
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	45	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC