



£570,000

Merland Rise, Epsom



- 3 Bedroom 2 Reception
- Semi Detached Chalet Style Bungalow
- Large Reception Room with Feature Fireplace
- Good-Sized, Secluded Rear Garden

- Recently Fully Refurbished with new Carpets throughout.
- Master Bedroom with En-Suite Toilet and Sink.
- New Combi Boiler and gas central heating

- Shaker Style Kitchen with Appliances
- Close to Local Amenities including Mainline Railway Services to Central London
- Driveway for Multiple Cars and Garage

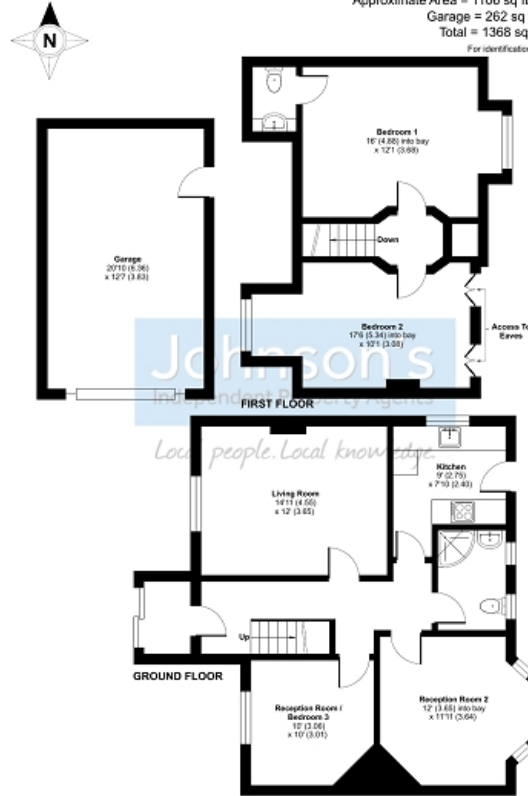
Merland Rise, Epsom, KT18

Approximate Area = 1106 sq ft / 102.7 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1368 sq ft / 127 sq m

For identification only - Not to scale



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

Johnson's are pleased to offer to the market this recently refurbished 3-bedroom with 2 reception rooms 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. No onward chain. Viewing's by appointment only with sole agents Johnson's IPA.

